

# JellisCraig

MONTMORENCY

## Suburb Report

Know your neighbourhood.



MONTMORENCY SUBURB REPORT

Median House Price\*

Median

\$1.15m

Quarterly Price Change

-0.21% ↓

Median Unit Price\*

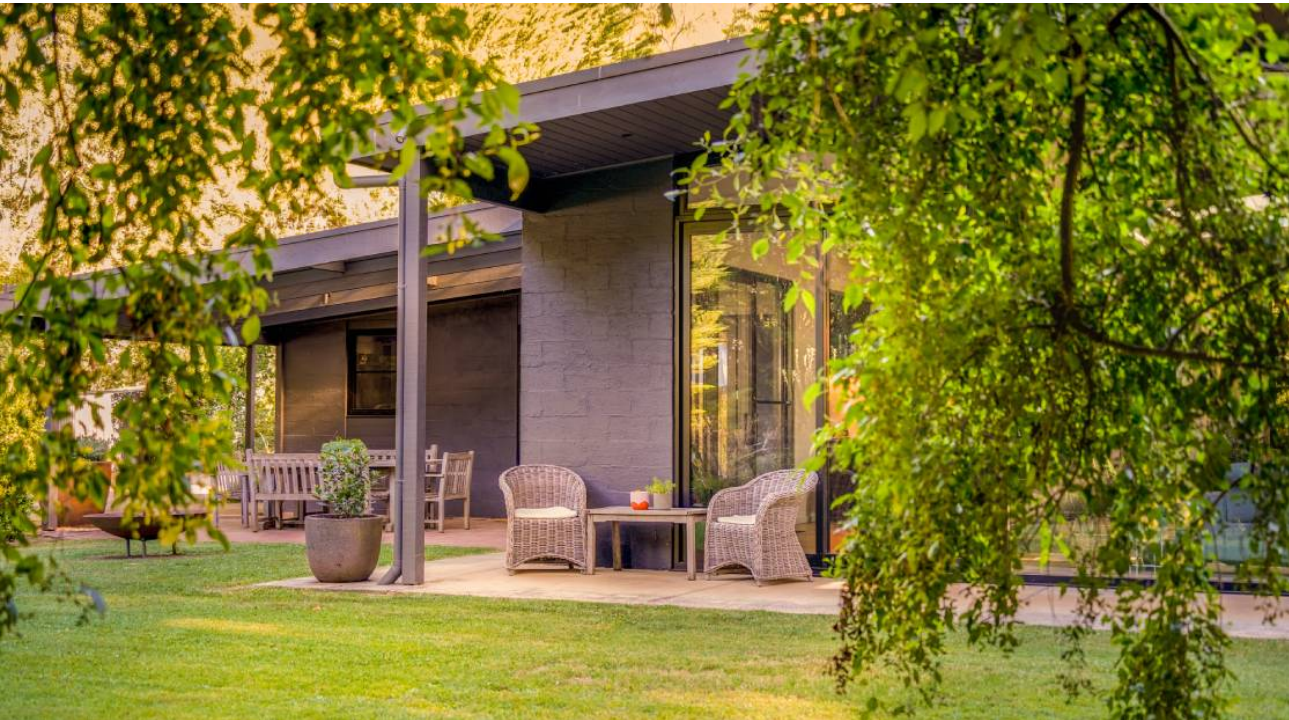
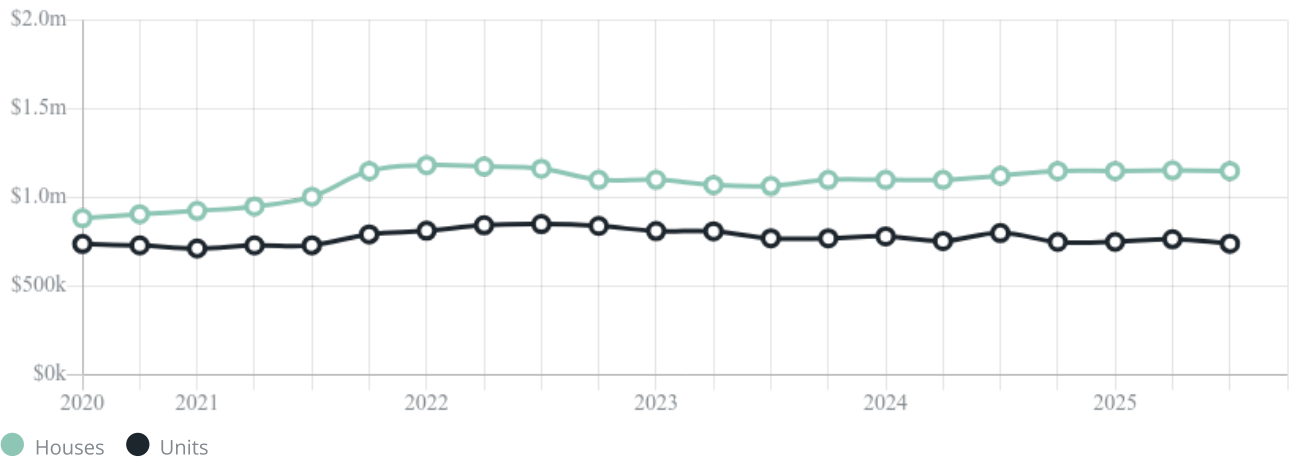
Median

\$740k

Quarterly Price Change

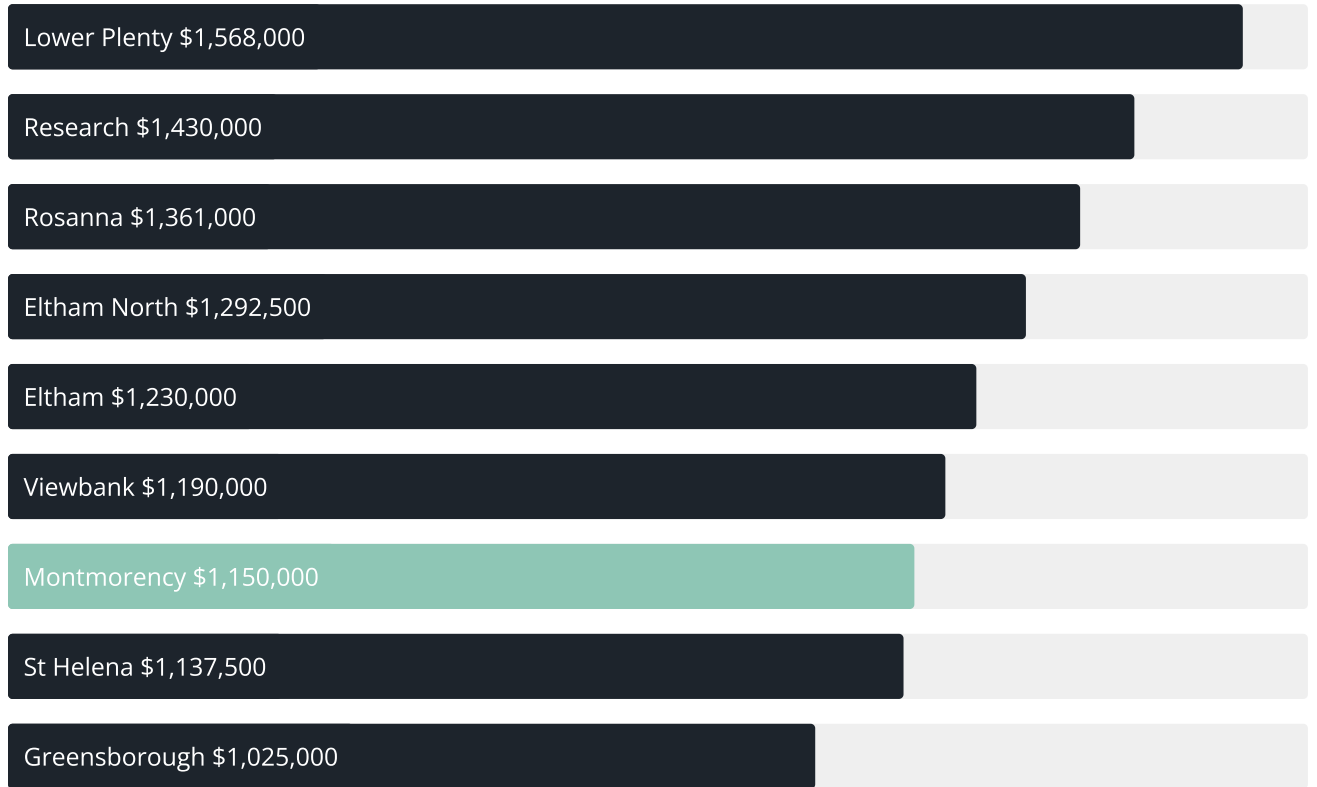
-3.26% ↓

Quarterly Price Change\*



## MONTMORENCY SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## MONTMORENCY SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 15%

● Private 85%

Auction Clearance Rate<sup>\*</sup>

100%

Median Days on Market<sup>^</sup>

22 days

Average Hold Period<sup>\*</sup>

8.7 years

Dwelling Type<sup>^</sup>

● Houses 87%

● Units 13%

Ownership<sup>^</sup>

● Owned Outright 41%

● Mortgaged 44%

● Rented 15%

Population<sup>^</sup>

9,250

Median Asking Rent per week<sup>\*</sup>

\$698

Population Growth<sup>^</sup>

3.24%

Rental Yield<sup>\*</sup>

3.03%

Median Age<sup>^</sup>

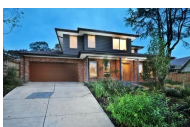
41 years

Median Household Size<sup>^</sup>

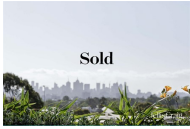
2.5 people

## MONTMORENCY SUBURB REPORT

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

| Address                                                                                                             | Bedrooms | Type                | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------|----------|---------------------|-------------|-------------|
|  68 Lilicur Rd<br>Montmorency      | 3        | House               | \$1,115,000 | 18 Oct 2025 |
|  26 Alexander St<br>Montmorency    | 4        | House               | \$1,261,500 | 15 Oct 2025 |
|  343 Main Rd<br>Montmorency        | 4        | House               | \$950,000   | 14 Oct 2025 |
|  4/30 Baldwin Av<br>Montmorency   | 3        | Unit                | \$959,500   | 14 Oct 2025 |
|  56 Looker Rd<br>Montmorency     | 4        | House               | \$1,022,000 | 11 Oct 2025 |
|  30 Calrossie Av<br>Montmorency  | 3        | House               | \$950,000   | 10 Oct 2025 |
|  1/205 Rattray Rd<br>Montmorency | 3        | House               | \$910,000   | 09 Oct 2025 |
|  2/43 Rattray Rd<br>Montmorency  | 2        | Flat/Unit/Apartment | \$345,000   | 06 Oct 2025 |
|  1/37 Starling St<br>Montmorency | 4        | Townhouse           | \$1,180,000 | 05 Oct 2025 |
|  16 Looker Rd<br>Montmorency     | 3        | House               | \$1,002,500 | 04 Oct 2025 |

## MONTMORENCY SUBURB REPORT

| Address                                                                                                             | Bedrooms | Type      | Price       | Sold        |
|---------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  1/211 Rattray Rd<br>Montmorency   | 4        | Townhouse | \$1,170,000 | 01 Oct 2025 |
|  92 Sherbourne Rd<br>Montmorency   | 3        | House     | \$1,020,000 | 30 Sep 2025 |
|  1/29 Price Av<br>Montmorency      | 4        | Townhouse | \$1,737,500 | 24 Sep 2025 |
|  4/96 Para Rd<br>Montmorency       | 2        | Unit      | \$630,000   | 24 Sep 2025 |
|  1 Helwig Av<br>Montmorency       | 4        | House     | \$1,425,000 | 22 Sep 2025 |
|  16 Woodland Gr<br>Montmorency   | 3        | House     | \$1,231,000 | 18 Sep 2025 |
|  7/97 Rattray Rd<br>Montmorency  | 2        | Unit      | \$749,999   | 16 Sep 2025 |
|  6 Buena Vista Dr<br>Montmorency | 3        | House     | \$1,100,000 | 14 Sep 2025 |
|  2 Ryrie Ct<br>Montmorency       | 4        | House     | \$1,800,000 | 13 Sep 2025 |
|  17 Kelvin Av<br>Montmorency     | 3        | House     | \$1,253,500 | 12 Sep 2025 |

## MONTMORENCY SUBURB REPORT

| Address                                                                                                            | Bedrooms | Type  | Price       | Sold        |
|--------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  36 Adam Cr<br>MONTMORENCY        | 4        | House | \$1,450,000 | 10 Sep 2025 |
|  1 Orr La<br>MONTMORENCY          | 4        | House | \$1,180,000 | 09 Sep 2025 |
|  17 Mayona Rd<br>Montmorency      | 3        | House | \$1,150,000 | 04 Sep 2025 |
|  35 Adam Cr<br>Montmorency        | 3        | House | \$1,550,000 | 30 Aug 2025 |
|  127 Reichelt Av<br>Montmorency  | 3        | House | \$1,000,000 | 28 Aug 2025 |
|  11 Lilicur Rd<br>Montmorency   | 3        | House | \$1,200,000 | 25 Aug 2025 |
|  3/21 Helwig Av<br>MONTMORENCY  | 2        | Unit  | \$691,000   | 19 Aug 2025 |
|  5/58b Looker Rd<br>Montmorency | 2        | Unit  | \$770,000   | 19 Aug 2025 |
|  125 Grand Blvd<br>Montmorency  | 4        | House | \$1,097,000 | 15 Aug 2025 |
|  15 Reichelt Av<br>Montmorency  | 3        | House | \$1,230,000 | 13 Aug 2025 |



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[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/11/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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