

# JellisCraig

MONTMORENCY

# Suburb Report

Know your neighbourhood.



MONTMORENCY SUBURB REPORT

Median House Price\*

Median

\$1.15m

Quarterly Price Change

0.00% ↓

Median Unit Price\*

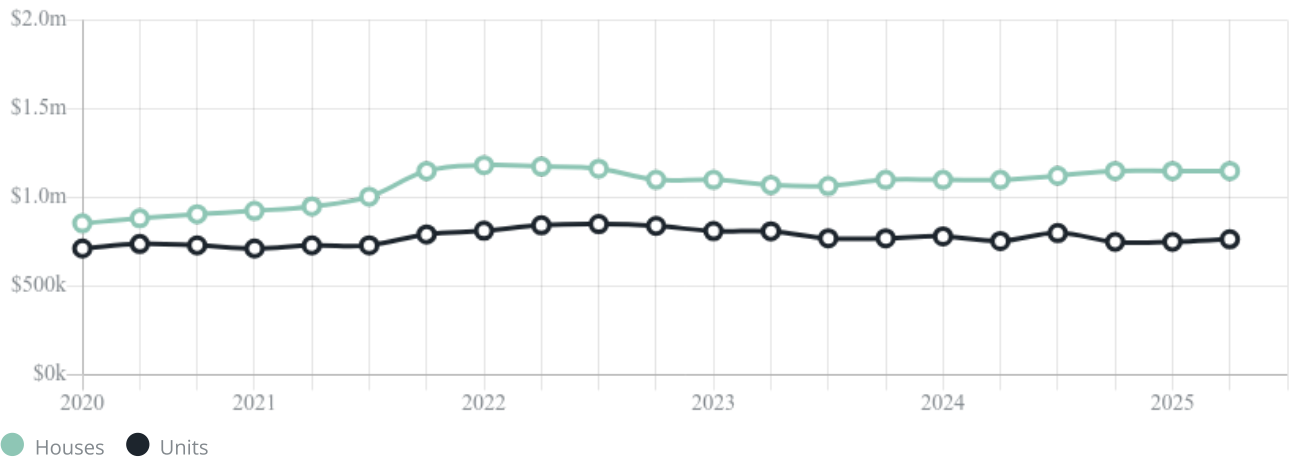
Median

\$765k

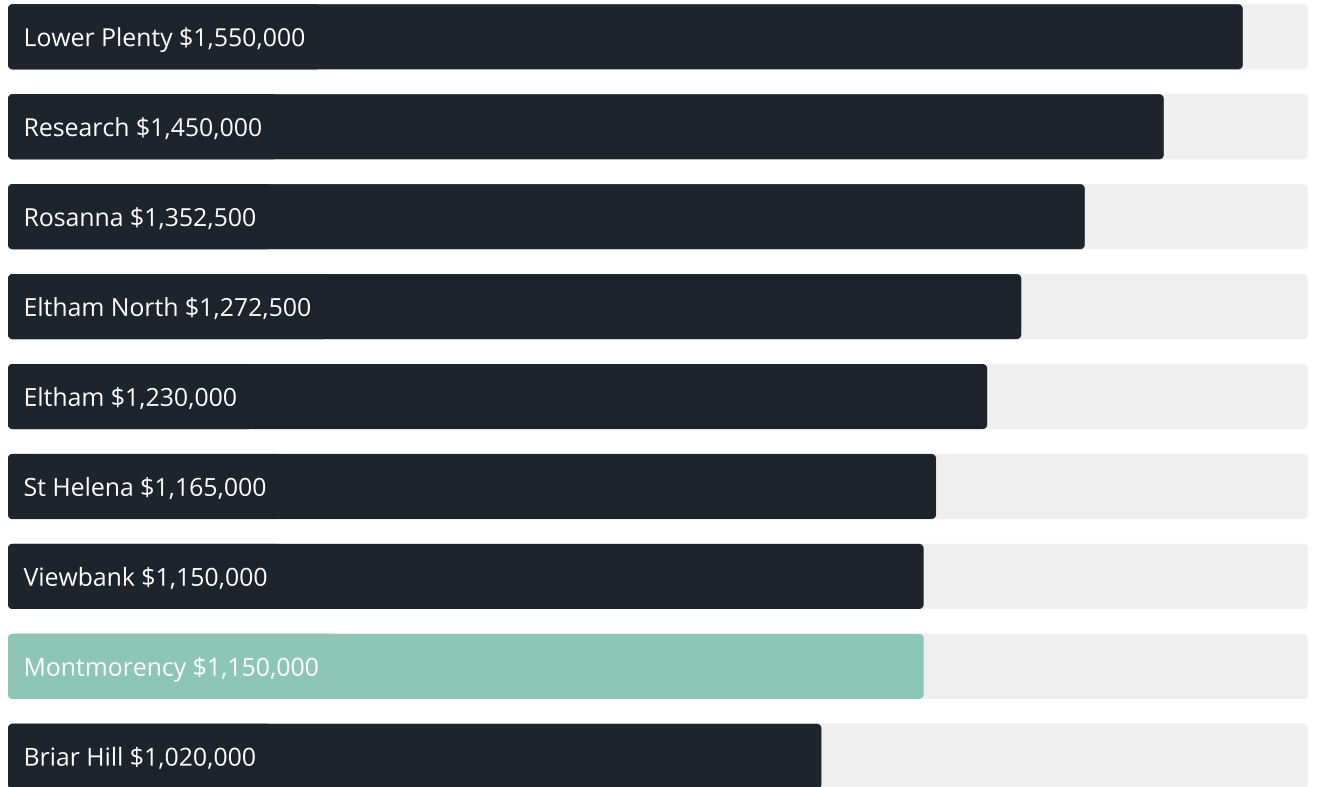
Quarterly Price Change

2.00% ↑

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 11%  
● Private 89%

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

100%

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

26 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>

\$673

Population Growth<sup>^</sup>

3.24%

Rental Yield<sup>\*</sup>

3.03%

Median Age<sup>^</sup>




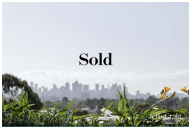






41 years

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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)











Address	Bedrooms	Type	Price	Sold
 1/29 Price Av Montmorency	4	Townhouse	\$1,737,500	24 Sep 2025
 1 Helwig Av Montmorency	4	House	\$1,425,000	22 Sep 2025
 7/97 Rattray Rd Montmorency	2	Unit	\$749,999	16 Sep 2025
 6 Buena Vista Dr Montmorency	3	House	\$1,100,000	14 Sep 2025
 2 Ryrie Ct Montmorency	4	House	\$1,800,000	13 Sep 2025
 17 Kelvin Av Montmorency	3	House	\$1,253,500	12 Sep 2025
 36 Adam Cr MONTMORENCY	4	House	\$1,450,000	10 Sep 2025
 1 Orr La MONTMORENCY	4	House	\$1,180,000	09 Sep 2025
 17 Mayona Rd Montmorency	3	House	\$1,150,000	04 Sep 2025
 35 Adam Cr Montmorency	3	House	\$1,550,000	30 Aug 2025

## MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 127 Reichelt Av Montmorency	3	House	\$1,000,000	28 Aug 2025
 11 Lilicur Rd Montmorency	3	House	\$1,200,000	25 Aug 2025
 3/21 Helwig Av MONTMORENCY	2	Unit	\$691,000	19 Aug 2025
 5/58b Looker Rd Montmorency	2	Unit	\$770,000	19 Aug 2025
 125 Grand Blvd Montmorency	4	House	\$1,097,000	15 Aug 2025
 15 Reichelt Av Montmorency	3	House	\$1,230,000	13 Aug 2025
 1/50 Kelvin Av Montmorency	3	Townhouse	\$1,470,000	13 Aug 2025
 65 Coventry St Montmorency	3	House	\$927,000	11 Aug 2025
 2/20 Graeme Av Montmorency	2	House	\$701,000	05 Aug 2025
 2/12 Hoban Av Montmorency	4	Townhouse	\$1,460,000	25 Jul 2025



## MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/54 Para Rd Montmorency	2	Unit	\$706,000	18 Jul 2025
 10/97 Rattray Rd Montmorency	3	Flat/Unit/Apartment	\$460,000	17 Jul 2025
 4 Lilicur Rd Montmorency	3	House	\$1,120,000	15 Jul 2025
 3/4 Wattle Av Montmorency	2	Unit	\$645,000	10 Jul 2025
 2/16 Buena Vista Dr Montmorency	3	House	\$885,000	09 Jul 2025
 3/50 Kelvin Av Montmorency	3	House	\$1,450,000	07 Jul 2025
 7/9 Davey Rd Montmorency	2	Unit	\$670,000	07 Jul 2025
 4 Wilson Av Montmorency	3	House	\$1,050,000	07 Jul 2025
 9 Coventry St Montmorency	8	House	\$4,725,000	02 Jul 2025
 19 Airlie Rd Montmorency	2	House	\$940,000	02 Jul 2025



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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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