

JellisCraig

MONTMORENCY

Suburb Report

Know your neighbourhood.



MONTMORENCY SUBURB REPORT

Median House Price*

Median

\$1.15m

Quarterly Price Change

0.00% ↓

Median Unit Price*

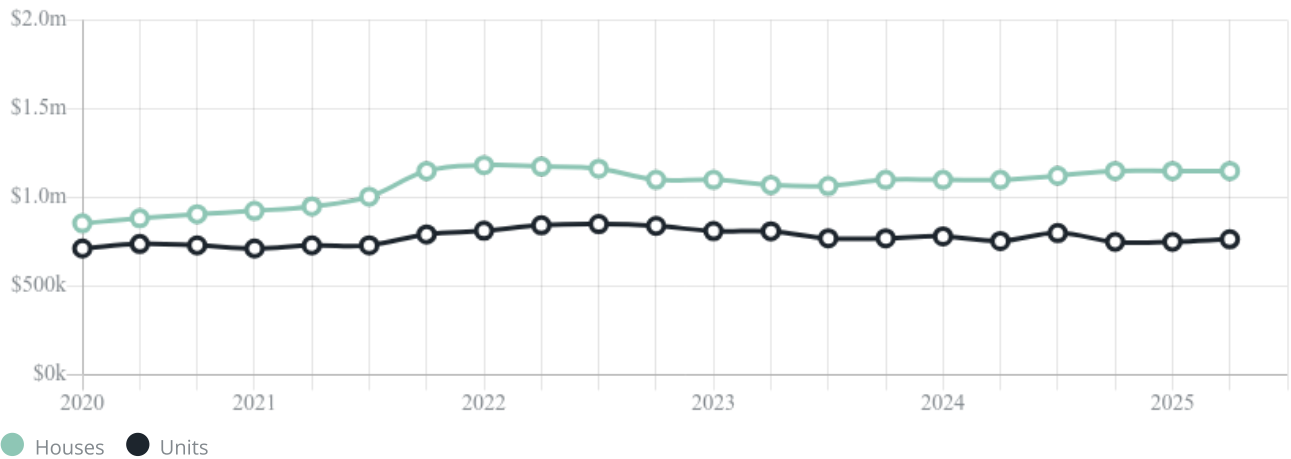
Median

\$765k

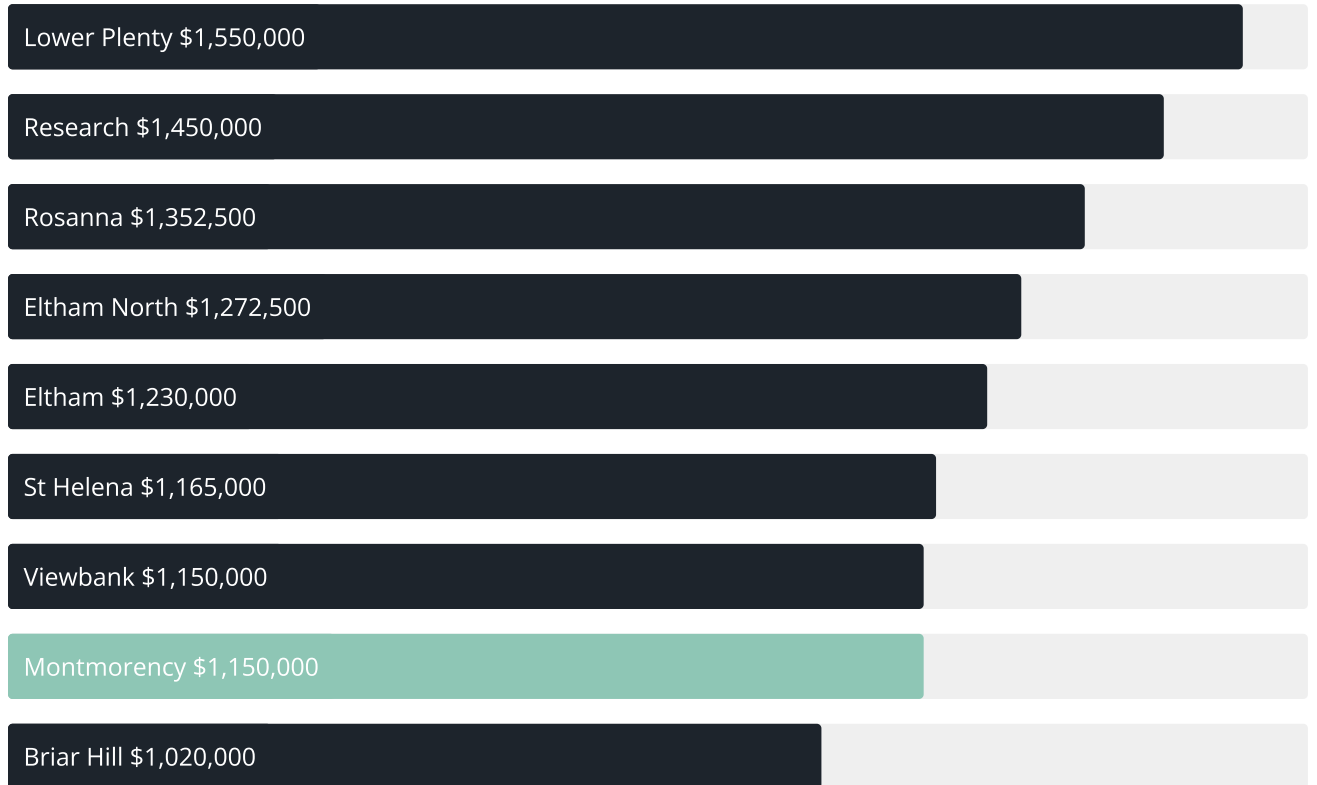
Quarterly Price Change

2.00% ↑

Quarterly Price Change*



MONTMORENCY SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

MONTMORENCY SUBURB REPORT

Sale Method^{*}

● Auction 27%
● Private 73%

Auction Clearance Rate^{*}

90%

Median Days on Market[^]

25 days

Average Hold Period^{*}

8.7 years

Dwelling Type[^]

● Houses 87% ● Units 13%

Ownership[^]

● Owned Outright 41% ● Mortgaged 44% ● Rented 15%

Population[^]

9,250

Median Asking Rent per week^{*}

\$673

Population Growth[^]

3.24%

Rental Yield^{*}

3.03%

Median Age[^]











41 years

Median Household Size[^]











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

Address	Bedrooms	Type	Price	Sold
 35 Adam Cr Montmorency	3	House	\$1,550,000	30 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
 1/50 Kelvin Av Montmorency	3	Townhouse	\$1,470,000	13 Aug 2025
 15 Reichelt Av Montmorency	3	House	\$1,230,000	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
 6/54 Para Rd Montmorency	2	Unit	\$706,000	18 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 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
 1/3 Wilson Av Montmorency	2	Unit	\$715,000	02 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 70 Looker Rd Montmorency	3	House	\$990,000	28 Jun 2025
 2 Burke St Montmorency	4	House	\$1,500,000	28 Jun 2025
 4 Elmo Rd Montmorency	4	House	\$1,090,000	28 Jun 2025
 2/27 Virginia Ct Montmorency	4	House	\$1,345,000	26 Jun 2025
 50 Sackville St Montmorency	4	House	\$1,310,000	24 Jun 2025
 55 Napier Cr Montmorency	5	House	\$1,230,000	24 Jun 2025
 2/63 Airlie Rd Montmorency	3	Townhouse	\$795,000	19 Jun 2025
 1/116 Para Rd Montmorency	2	Unit	\$580,000	14 Jun 2025
 4 Riverina Rd Montmorency	4	House	\$1,570,000	11 Jun 2025
 31 Mountain View Rd Montmorency	4	House	\$1,410,000	07 Jun 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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