

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

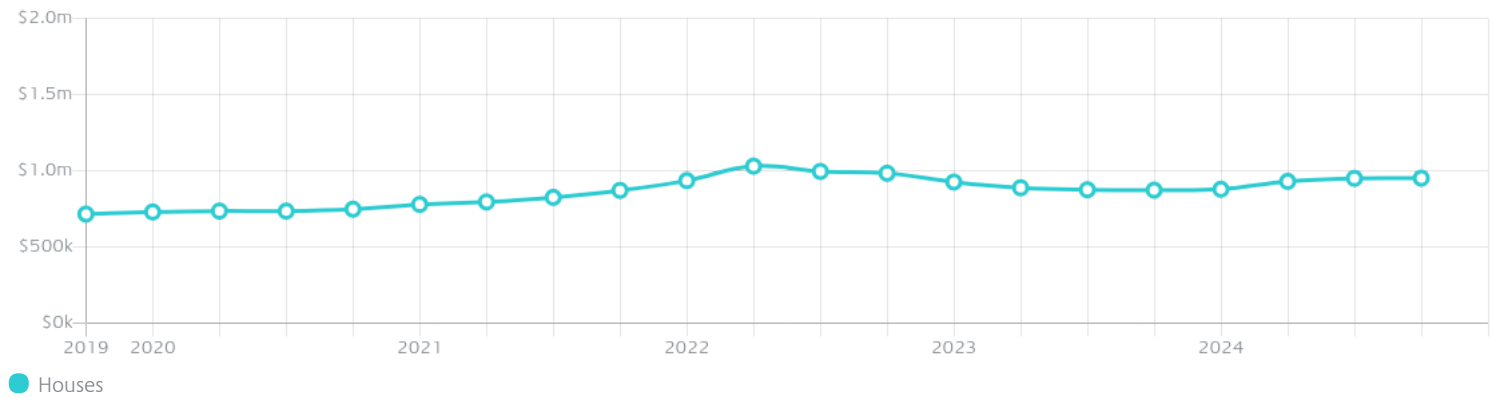
Median

**\$951k**

Quarterly Price Change

**0.10% ↑**

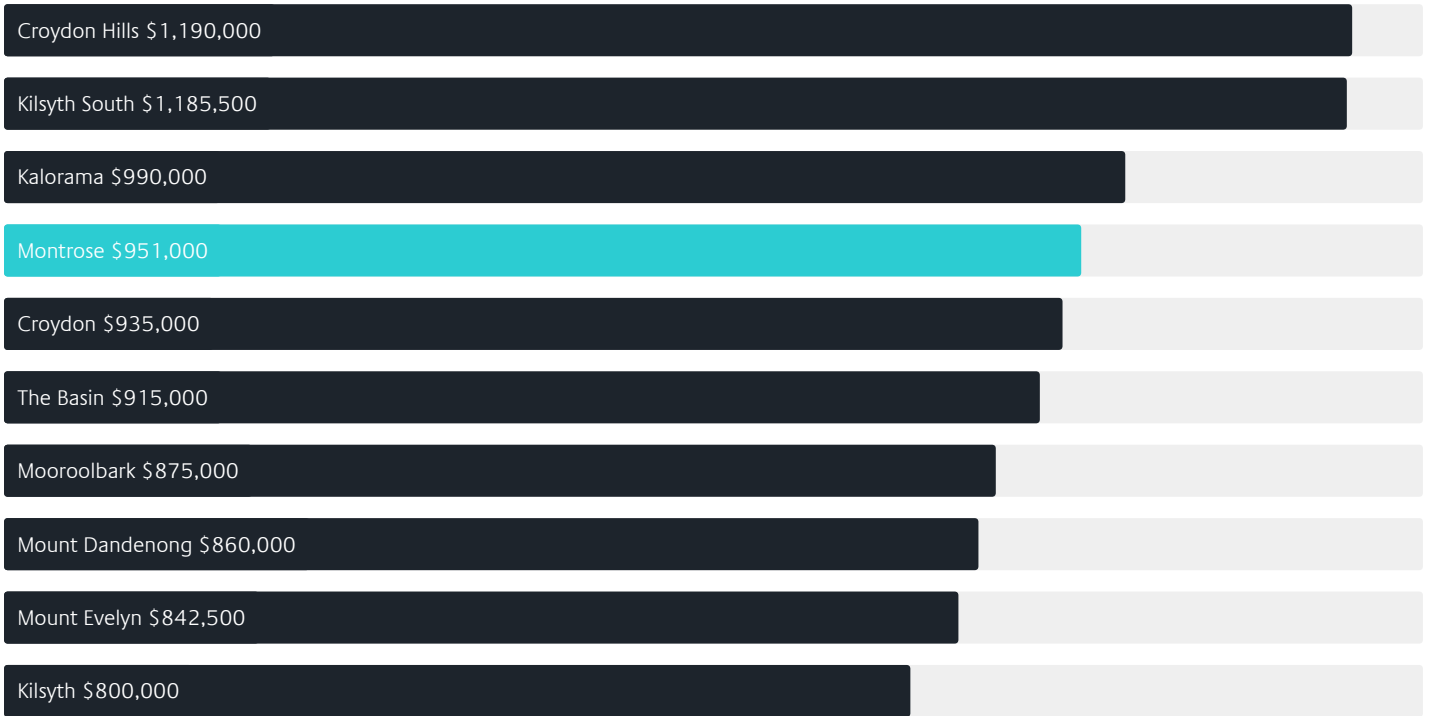
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 10%  
● Private 90%

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

100%

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

18 days

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

10.9 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 92% ● Units 8%

Ownership<sup>^</sup>



● Owned Outright 39% ● Mortgaged 55% ● Rented 5%

Population<sup>^</sup>

6,900

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

\$650

Population Growth<sup>^</sup>

2.06%

Rental Yield<sup>\*</sup>

3.58%

Median Age<sup>^</sup>













41 years

Median Household Size<sup>^</sup>










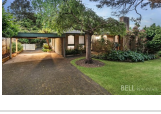
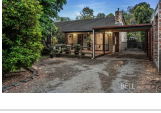

2.8 people

# Sold Properties~













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

| Address   | Bedrooms | Type  | Price       | Sold        |
|---|----------|-------|-------------|-------------|
|  23 Stradbroke Rd<br>Montrose                     | 4        | House | \$760,000   | 20 Feb 2025 |
|  1 St Georges Av<br>Montrose                      | 4        | House | \$1,170,000 | 19 Feb 2025 |
|  8 Copeland Dr<br>Montrose                        | 3        | House | \$888,000   | 12 Feb 2025 |
|  9 Summerhill Rd<br>Montrose                      | 2        | House | \$700,000   | 09 Feb 2025 |
|  10 Greenhills Av<br>Montrose                   | 5        | House | \$1,060,000 | 07 Feb 2025 |
|  2/70 Swansea Rd<br>Montrose                    | 6        | House | \$1,725,000 | 04 Feb 2025 |
|  1001 Mount Dandenong<br>Tourist Rd<br>MONTROSE | 3        | House | \$910,000   | 29 Jan 2025 |
|  1001 Mt Dandenong Tourist Rd<br>Montrose       | 3        | House | \$910,000   | 29 Jan 2025 |
|  14 Foulds Ct<br>Montrose                       | 3        | House | \$956,000   | 23 Jan 2025 |
|  976 Mount Dandenong Tourist<br>Rd<br>Montrose  | 3        | House | \$760,500   | 22 Jan 2025 |
|  16 Hakea Dr<br>Montrose                        | 4        | House | \$920,000   | 16 Jan 2025 |
|  976 Mt Dandenong Tourist Rd<br>MONTROSE        | 3        | House | \$760,499   | 16 Jan 2025 |

# Sold Properties~

| Address  | Bedrooms | Type      | Price       | Sold        |
|--|----------|-----------|-------------|-------------|
|  17 Rowe St<br>MONTROSE        | 4        | House     | \$1,120,000 | 08 Jan 2025 |
|  5 Kirkwood Ct<br>Montrose     | 3        | House     | \$526,666   | 07 Jan 2025 |
|  23 Aileen Av<br>Montrose      | 4        | House     | \$1,115,000 | 20 Dec 2024 |
|  11 One Tree La<br>Montrose    | 3        | House     | \$880,000   | 18 Dec 2024 |
|  26 Hawkins Rd<br>Montrose    | 3        | House     | \$755,000   | 15 Dec 2024 |
|  3 Hillside Cl<br>Montrose   | 2        | Townhouse | \$615,000   | 11 Dec 2024 |
|  57 Stephen Av<br>Montrose   | 3        | House     | \$700,000   | 09 Dec 2024 |
|  2 Ravenswood Ct<br>MONTROSE | 3        | House     | \$925,000   | 05 Dec 2024 |
|  31 Kirkwood Ct<br>Montrose  | 4        | House     | \$870,000   | 05 Dec 2024 |
|  15 Hawkins Rd<br>Montrose   | 4        | House     | \$855,000   | 22 Nov 2024 |
|  23 Foulds Ct<br>MONTROSE    | 3        | House     | \$840,000   | 18 Nov 2024 |
|  23 Belvedere Dr<br>MONTROSE | 4        | House     | \$1,235,000 | 12 Nov 2024 |

# Sold Properties~

| Address  | Bedrooms | Type  | Price       | Sold        |
|--|----------|-------|-------------|-------------|
|  64 Gordon Av<br>MONTROSE        | 4        | House | \$965,000   | 11 Nov 2024 |
|  18 Yeaman Rd<br>Montrose        | 4        | House | \$1,560,000 | 01 Nov 2024 |
|  16 Walker Rd<br>Montrose        | 3        | House | \$755,000   | 29 Oct 2024 |
|  483 Sheffield Rd<br>Montrose    | 5        | House | \$1,000,000 | 24 Oct 2024 |
|  43 Canterbury Rd<br>Montrose   | 3        | House | \$670,000   | 22 Oct 2024 |
|  19 Henry St<br>Montrose       | 4        | House | \$1,040,000 | 22 Oct 2024 |
|  6 View Cr<br>Montrose         | 4        | House | \$1,210,000 | 17 Oct 2024 |
|  1 Lower View Rd<br>Montrose   | 4        | House | \$1,060,000 | 12 Oct 2024 |
|  19-21 Bretby Way<br>Montrose  | 2        | House | \$720,000   | 11 Oct 2024 |
|  79 Moore Av<br>Montrose       | 4        | House | \$941,000   | 04 Oct 2024 |
|  14 Vuegrande Rise<br>Montrose | 5        | House | \$1,325,000 | 27 Sep 2024 |
|  5 St James Av<br>Montrose     | 4        | House | \$750,000   | 24 Sep 2024 |

# Jellis Craig

Mooroolbark Office  
46-52 Brice Avenue, Mooroolbark  
(03) 9726 8888

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

Data is current as of PDF generation date 01/04/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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