

JellisCraig

MONTMORENCY

Suburb Report

Know your neighbourhood.



MONTMORENCY SUBURB REPORT

Median House Price*

Median

\$1.15m

Quarterly Price Change

-0.21% ↓

Median Unit Price*

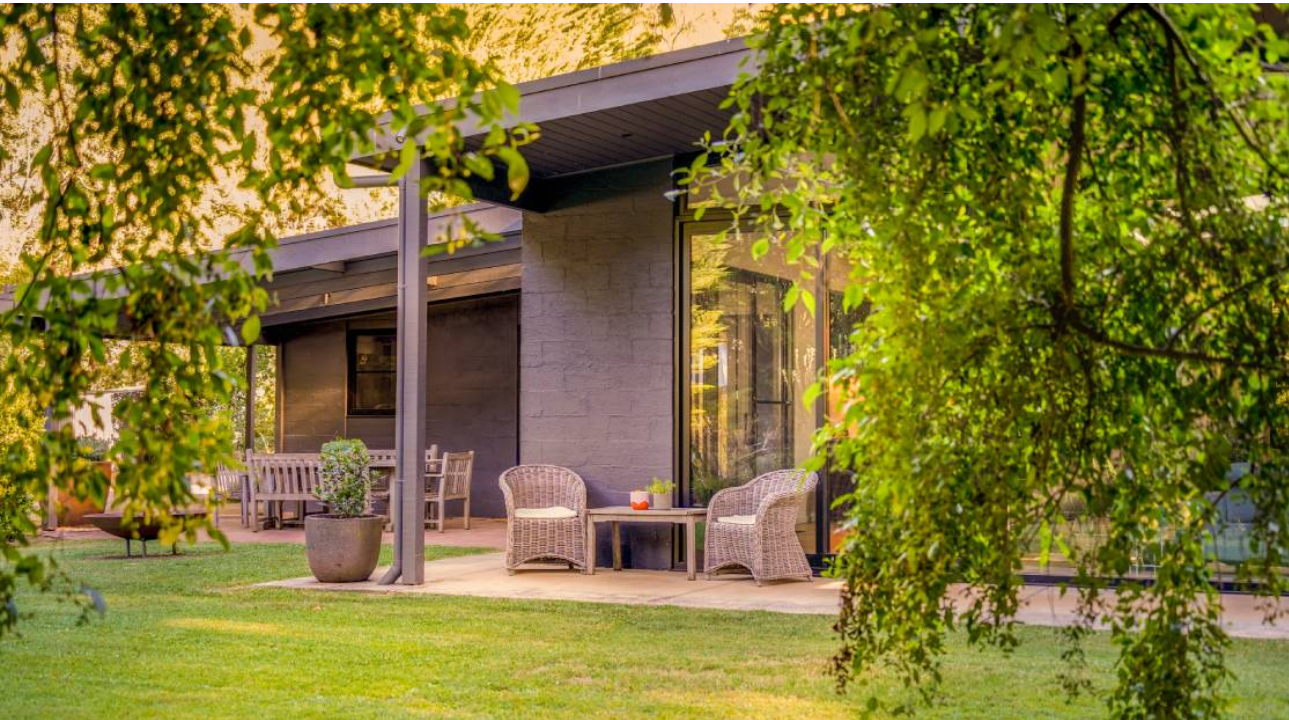
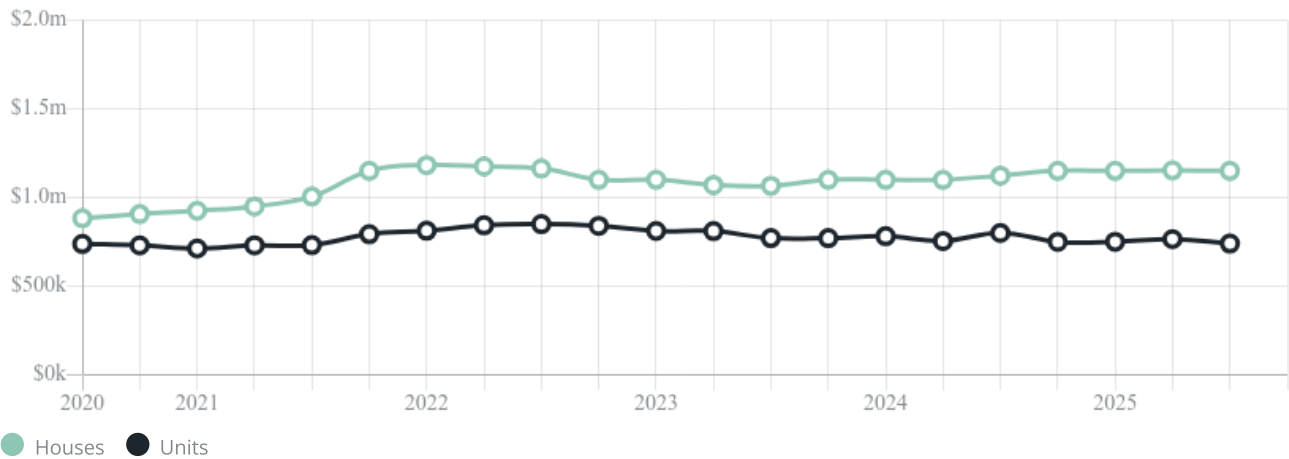
Median

\$740k

Quarterly Price Change

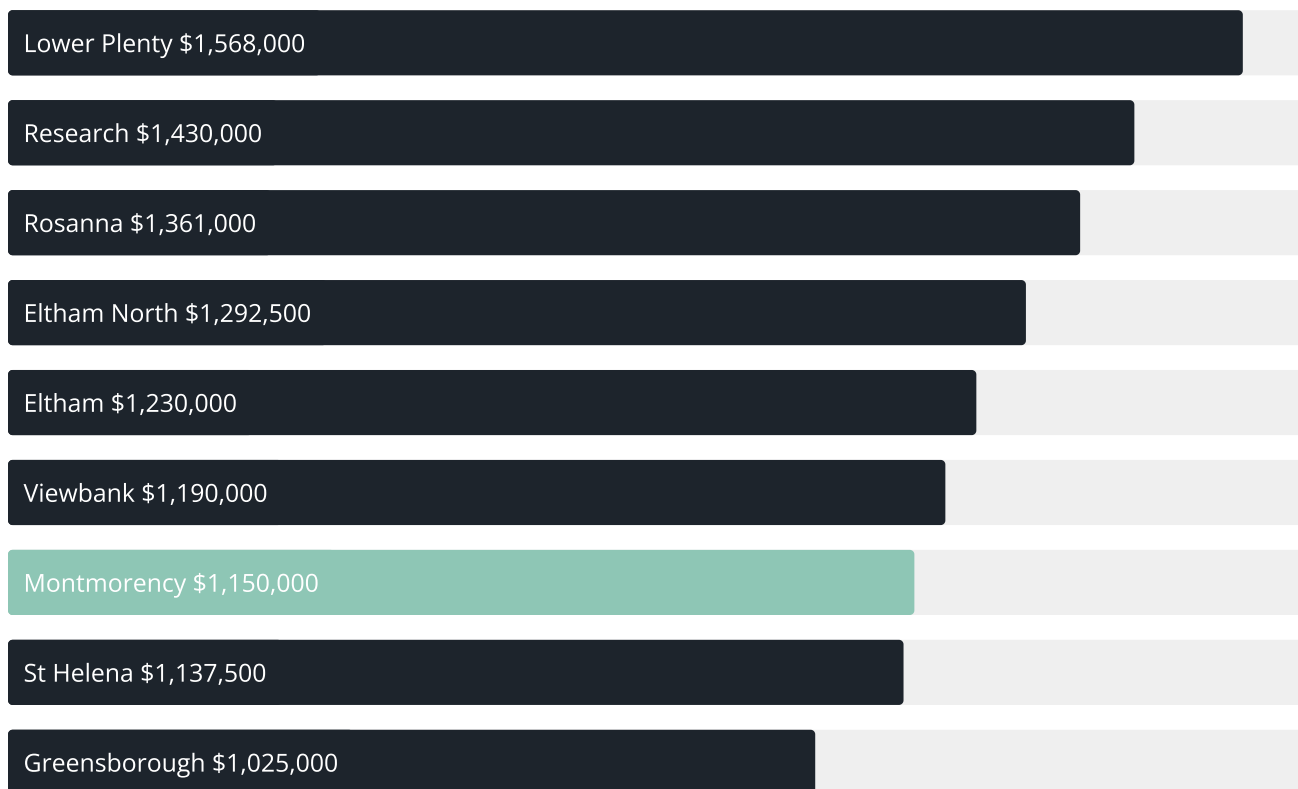
-3.26% ↓

Quarterly Price Change*



MONTMORENCY SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



MONTMORENCY SUBURB REPORT

Sale Method^{*}

Auction 17%

Private 83%

Auction Clearance Rate^{*}**88.89%**Median Days on Market[^]**23 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^{*}**\$698**Population Growth[^]**3.24%**Rental Yield^{*}**3.03%**Median Age[^]**41 years**Median Household Size[^]**2.5 people**

MONTMORENCY SUBURB REPORT

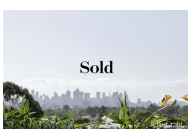
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 11/2 Grand Blvd Montmorency	3	Unit	\$610,000	24 Nov 2025
 1/38 Mountain View Rd Montmorency	3	Unit	\$910,000	22 Nov 2025
 2/6 Graeme Av Montmorency	3	Unit	\$859,000	22 Nov 2025
 4/28 Hoban Av Montmorency	2	Unit	\$815,000	20 Nov 2025
 10 Kylie Pl Montmorency	3	House	\$1,270,000	18 Nov 2025
 91 Rattray Rd Montmorency	4	House	\$1,400,000	17 Nov 2025
 1/147 Rattray Rd Montmorency	4	House	\$1,000,000	07 Nov 2025
 4/45 Para Rd Montmorency	2	Unit	\$620,000	06 Nov 2025
 70 Reichelt Av Montmorency	5	House	\$1,070,000	06 Nov 2025
 14 Baldwin Av Montmorency	3	House	\$859,000	04 Nov 2025

MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/192-196 Sherbourne Rd Montmorency	2	Unit	\$763,500	03 Nov 2025
 31 Cressy St Montmorency	3	House	\$1,230,000	22 Oct 2025
 3 Hughes St MONTMORENCY	3	House	\$1,020,000	21 Oct 2025
 68 Lilicur Rd Montmorency	3	House	\$1,115,000	18 Oct 2025
 2/19 Alexander St Montmorency	2	Unit	\$690,000	18 Oct 2025
 26 Alexander St Montmorency	4	House	\$1,261,500	15 Oct 2025
 343 Main Rd Montmorency	4	House	\$950,000	14 Oct 2025
 4/30 Baldwin Av Montmorency	3	Unit	\$959,500	14 Oct 2025
 56 Looker Rd Montmorency	4	House	\$1,022,000	11 Oct 2025
 30 Calrossie Av Montmorency	3	House	\$950,000	10 Oct 2025

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Address	Bedrooms	Type	Price	Sold
 1/205 Rattray Rd Montmorency	3	House	\$910,000	09 Oct 2025
 2/43 Rattray Rd Montmorency	2	Flat/Unit/Apartment	\$345,000	06 Oct 2025
 1/37 Starling St Montmorency	4	Townhouse	\$1,180,000	05 Oct 2025
 16 Looker Rd Montmorency	3	House	\$1,002,500	04 Oct 2025
 1/211 Rattray Rd Montmorency	4	Townhouse	\$1,170,000	01 Oct 2025
 92 Sherbourne Rd Montmorency	3	House	\$1,020,000	30 Sep 2025
 2/9 Paton St Montmorency	2	Flat/Unit/Apartment	\$720,000	30 Sep 2025
 3/4 Binns St Montmorency	1	Apartment	\$450,000	27 Sep 2025
 1/29 Price Av Montmorency	4	Townhouse	\$1,737,500	24 Sep 2025
 4/96 Para Rd Montmorency	2	Unit	\$630,000	24 Sep 2025



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Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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