



Montmorency

# Suburb Report



Your connection to property insights



JellisCraig

MONTMORENCY SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.18m

Quarterly price change

2.16% ↑

Median unit price<sup>1</sup>

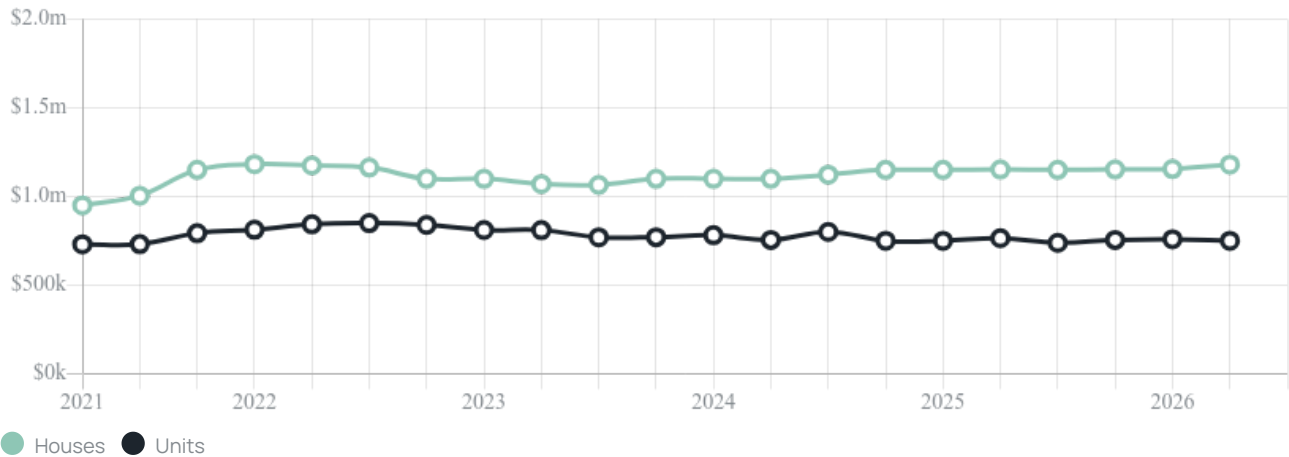
Median

\$750k

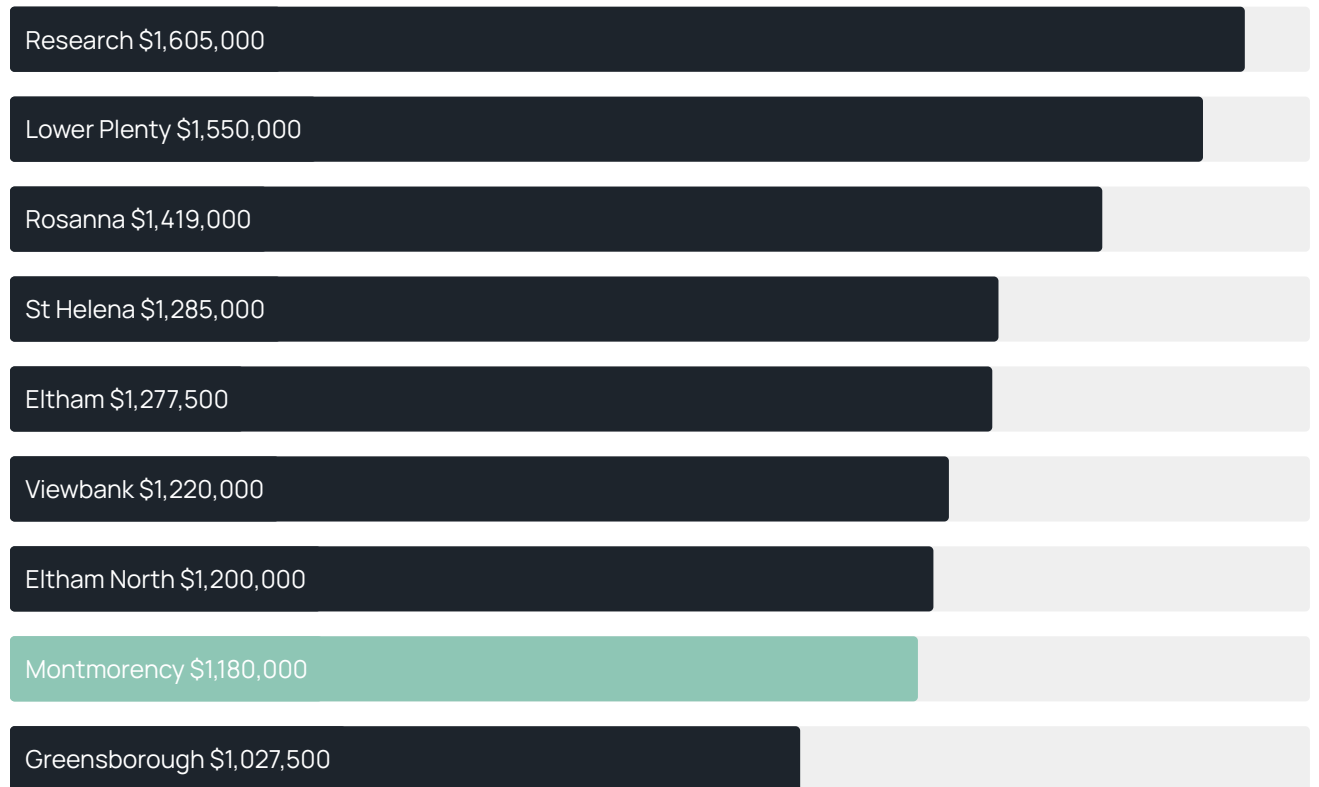
Quarterly price change

-1.21% ↓

Quarterly price change<sup>1</sup>



## MONTMORENCY SUBURB REPORT

Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 31%  
● Private 69%

Auction clearance rate<sup>3</sup>

54.55%

Median days on market<sup>3</sup>

28 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

28 groups

Average hold period<sup>1</sup>

8.7 years

Dwelling type<sup>5</sup>

● Houses 87% ● Units 13%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

9,250

Median asking rent<sup>1</sup>

\$685 per week

Population growth<sup>5</sup>

3.24%

Rental yield<sup>1</sup>

3.03%

Median age<sup>5</sup>

41 years

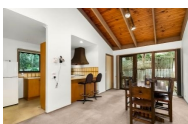
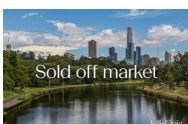
Median household size<sup>5</sup>

2.5 people

## MONTMORENCY SUBURB REPORT

### Recent Montmorency sales

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

| Address                                                                                                              | Bedrooms | Type  | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  77 Buena Vista Dr<br>Montmorency   | 4        | House | \$1,530,000 | 20 Jul 2026 |
|  7/30 Alexander St<br>MONTMORENCY   | 2        | Unit  | \$760,000   | 13 Jul 2026 |
|  17 Meadow Cr<br>Montmorency        | 3        | House | \$1,416,000 | 11 Jul 2026 |
|  3/15 Ripper St<br>Montmorency     | 3        | Unit  | \$902,000   | 10 Jul 2026 |
|  6 Glengarriff Cr<br>Montmorency  | 3        | House | \$1,330,000 | 06 Jul 2026 |
|  2/41 Airlie Rd<br>Montmorency    | 3        | Unit  | \$982,500   | 20 Jun 2026 |
|  75 Sackville St<br>Montmorency   | 3        | House | \$1,120,000 | 19 Jun 2026 |
|  35 Napier Cr<br>Montmorency      | 3        | House | \$1,125,000 | 17 Jun 2026 |
|  4/435 Main Rd<br>Montmorency     | 3        | Unit  | \$767,000   | 10 Jun 2026 |
|  4/31 Alexander St<br>MONTMORENCY | 2        | Unit  | \$730,000   | 10 Jun 2026 |



## MONTMORENCY SUBURB REPORT

| Address                                                                                                              | Bedrooms | Type      | Price       | Sold        |
|----------------------------------------------------------------------------------------------------------------------|----------|-----------|-------------|-------------|
|  4/36 Station Rd<br>Montmorency     | 2        | Unit      | \$725,000   | 04 Jun 2026 |
|  11 Kylie Pl<br>Montmorency         | 4        | House     | \$1,080,000 | 29 May 2026 |
|  84 Para Rd<br>Montmorency          | 3        | House     | \$830,000   | 29 May 2026 |
|  22 Lilicur Rd<br>MONTMORENCY       | 4        | House     | \$1,800,000 | 29 May 2026 |
|  2/64 Rattray Rd<br>Montmorency    | 2        | Unit      | \$815,000   | 23 May 2026 |
|  1/22 Rattray Rd<br>Montmorency   | 2        | Townhouse | \$750,000   | 22 May 2026 |
|  3/25 Starling St<br>Montmorency  | 3        | Unit      | \$955,000   | 22 May 2026 |
|  3/64 Para Rd<br>Montmorency      | 2        | Unit      | \$550,000   | 22 May 2026 |
|  1/12 Calrossie Av<br>Montmorency | 3        | Unit      | \$800,000   | 21 May 2026 |
|  40 Kirwana Gr<br>Montmorency     | 5        | House     | \$1,293,000 | 20 May 2026 |

## MONTMORENCY SUBURB REPORT

| Address                                                                                                           | Bedrooms | Type  | Price       | Sold        |
|-------------------------------------------------------------------------------------------------------------------|----------|-------|-------------|-------------|
|  25 Alban St<br>Montmorency      | 3        | House | \$1,180,000 | 19 May 2026 |
|  1/11 Graeme Av<br>Montmorency   | 3        | House | \$801,000   | 18 May 2026 |
|  1/96 Para Rd<br>Montmorency     | 2        | Unit  | \$712,000   | 14 May 2026 |
|  44-48 Grand Blvd<br>Montmorency | 4        | House | \$1,320,500 | 13 May 2026 |
|  2/116 Para Rd<br>Montmorency   | 2        | Unit  | \$665,000   | 08 May 2026 |
|  85 Para Rd<br>Montmorency     | 4        | House | \$1,155,000 | 06 May 2026 |
|  208 Rattray Rd<br>Montmorency | 3        | House | \$755,000   | 05 May 2026 |
|  1/9 Paton St<br>Montmorency   | 2        | Unit  | \$750,000   | 02 May 2026 |
|  5 Orr La<br>Montmorency       | 3        | House | \$1,030,000 | 01 May 2026 |
|  6 Marshall Av<br>Montmorency  | 4        | House | \$1,200,000 | 29 Apr 2026 |



**Jellis Craig Eltham**  
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03 9431 1222

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

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Data is current as of PDF generation date 01/08/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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