



Montmorency

# Suburb Report



Your connection to property insights



JellisCraig

MONTMORENCY SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.15m

Quarterly price change

0.00% ↓

Median unit price<sup>1</sup>

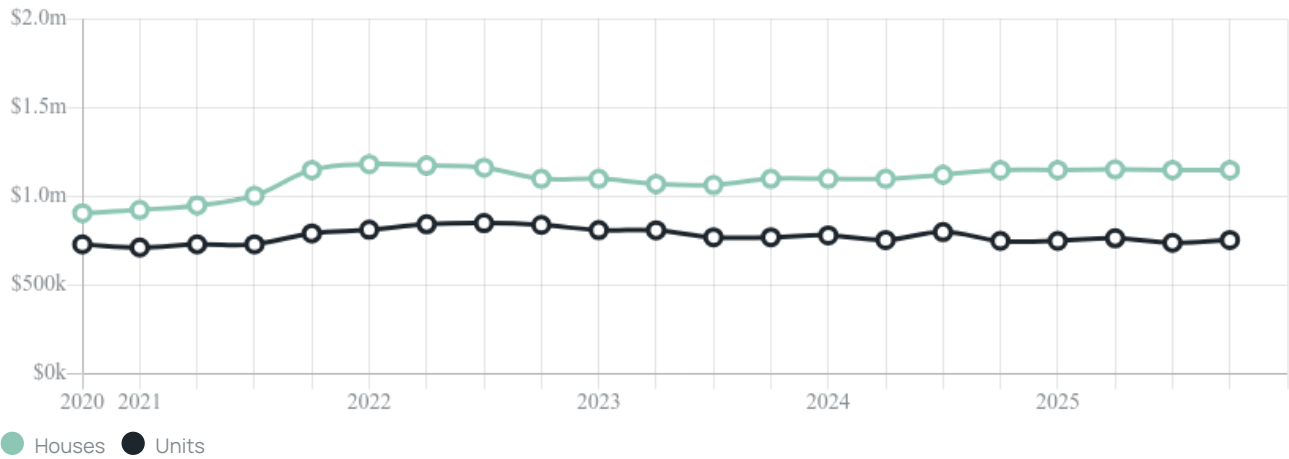
Median

\$755k

Quarterly price change

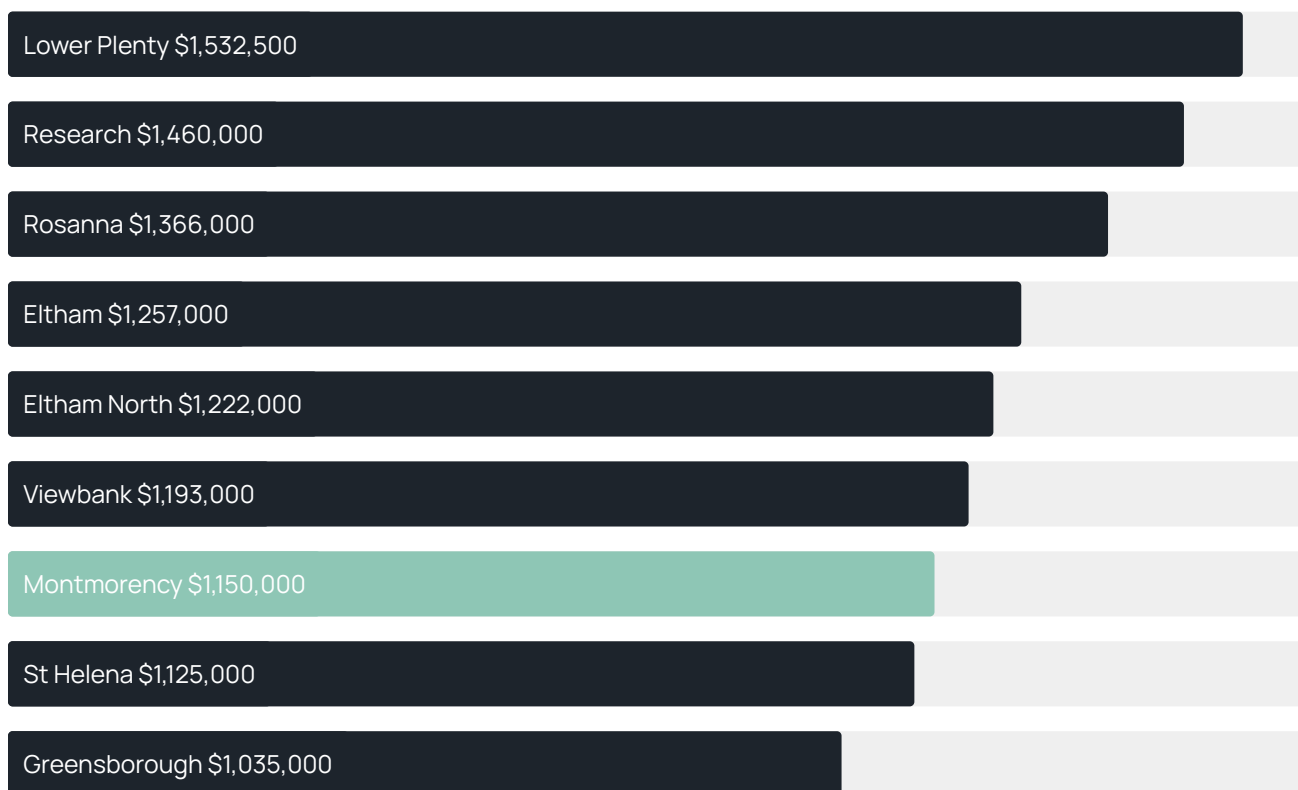
2.19% ↑

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 24%  
● Private 76%

Auction clearance rate<sup>3</sup>

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**66.67%**Median days on market<sup>3</sup>

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

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**26 groups**Average hold period<sup>1</sup>

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**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>

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**9,250**Median asking rent<sup>1</sup>

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**\$673 per week**Population growth<sup>5</sup>

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**3.24%**Rental yield<sup>1</sup>

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**3.03%**Median age<sup>5</sup>

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**41 years**Median household size<sup>5</sup>











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**2.5 people**

## MONTMORENCY SUBURB REPORT







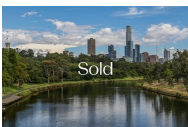



## Recent Montmorency sales

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











Address	Bedrooms	Type	Price	Sold
 1/58 Para Rd Montmorency	3	Unit	\$852,500	25 Jan 2026
 3/9 Davey Rd Montmorency	2	Unit	\$725,000	16 Jan 2026
 35 Cressy St Montmorency	4	House	\$1,180,000	13 Jan 2026
 3/2 Grand Blvd Montmorency	3	Unit	\$565,000	13 Jan 2026
 3 Olympic Av Montmorency	4	House	\$1,300,000	18 Dec 2025
 176 Rattray Rd Montmorency	3	House	\$850,000	18 Dec 2025
 9 Calrossie Av Montmorency	4	House	\$900,000	16 Dec 2025
 3 Riverina Rd Montmorency	3	House	\$1,060,000	08 Dec 2025
 22 Nokes Ct Montmorency	4	House	\$1,835,000	07 Dec 2025
 14 Orr La Montmorency	3	House	\$955,000	04 Dec 2025



## MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/14 Adam Cr Montmorency	2	Flat/Unit/Apartment	\$665,000	02 Dec 2025
 2/25 Davey Rd Montmorency	3	Subdivided Unit/Villa/Townhouse	\$1,360,000	29 Nov 2025
 1 Robert St Montmorency	4	House	\$1,010,000	27 Nov 2025
 10 Sackville St Montmorency	3	House	\$1,230,000	26 Nov 2025
 3/10 Airlie Rd Montmorency	4	House	\$1,450,000	26 Nov 2025
 3 Alexander St Montmorency	4	House	\$1,400,000	26 Nov 2025
 218 Rattray Rd Montmorency	3	House	\$950,000	25 Nov 2025
 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

## MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/70a Para Rd Montmorency	2	Unit	\$701,050	21 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
 1/415 Main Rd Montmorency	3	Flat/Unit/Apartment	\$700,000	14 Nov 2025
 7 Kathleen Ct Montmorency	4	House	\$1,180,000	11 Nov 2025
 1/64 Para Rd Montmorency	2	Unit	\$525,000	11 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



**Jellis Craig Eltham**  
1022 Main Road, Eltham  
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 01/02/2026

- 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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