



Montmorency Suburb Report

Your connection to property insights



JellisCraig

Property Prices

MONTMORENCY SUBURB REPORT

Median house price¹

Median
\$1.15m

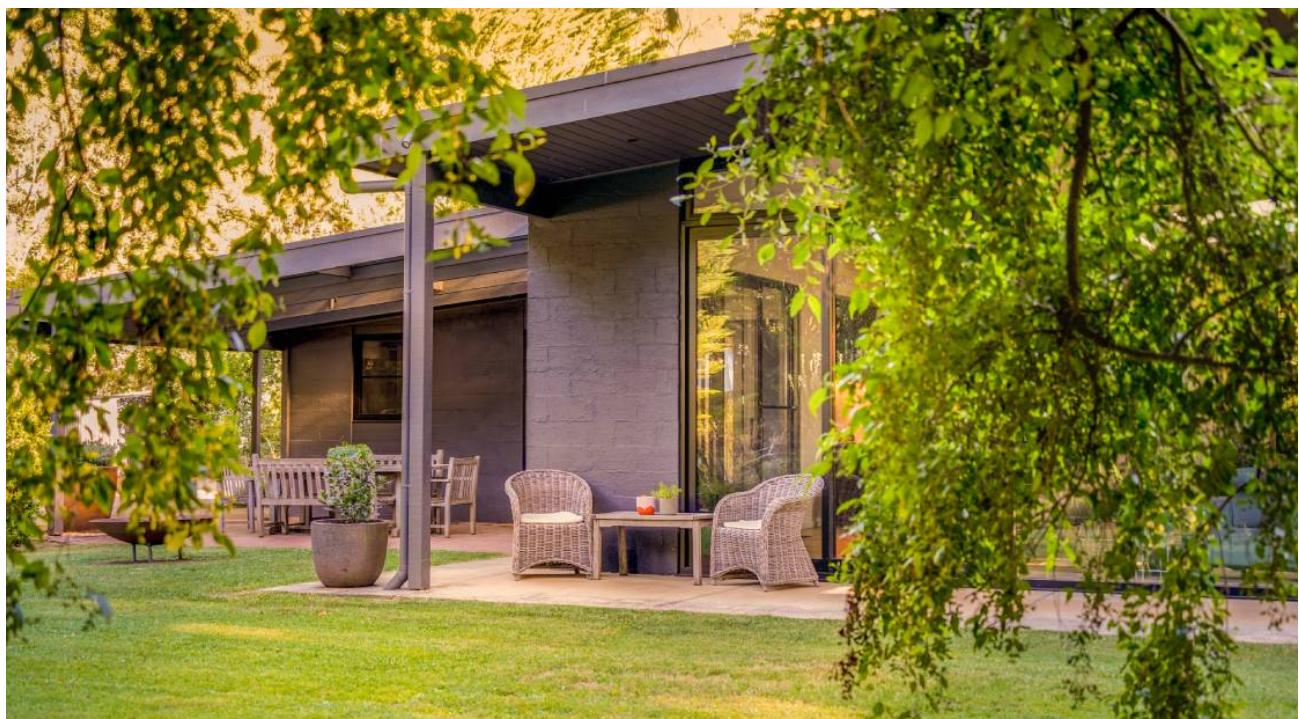
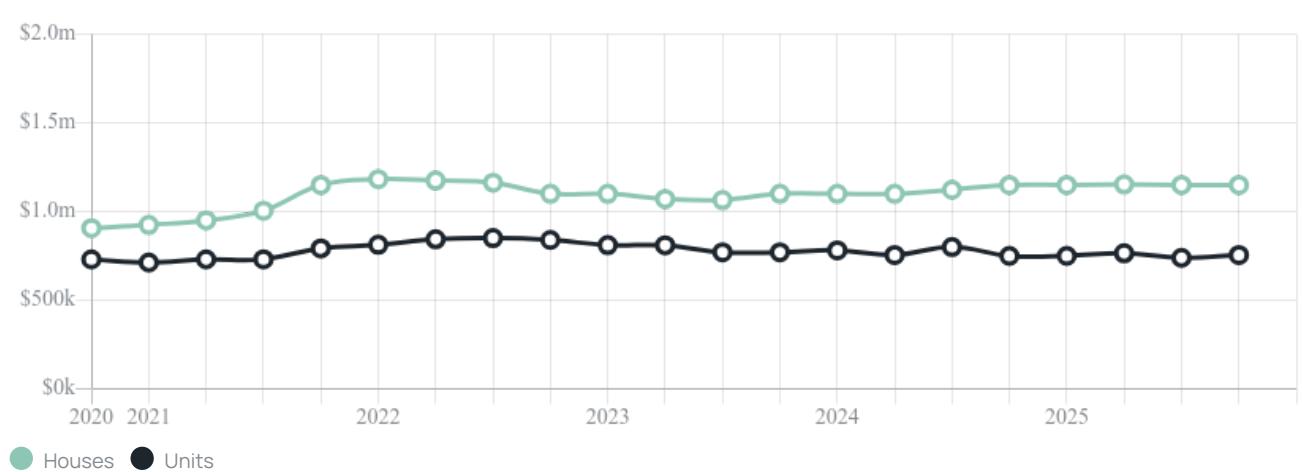
Quarterly price change
0.00% 

Median unit price¹

Median
\$755k

Quarterly price change
2.19% 

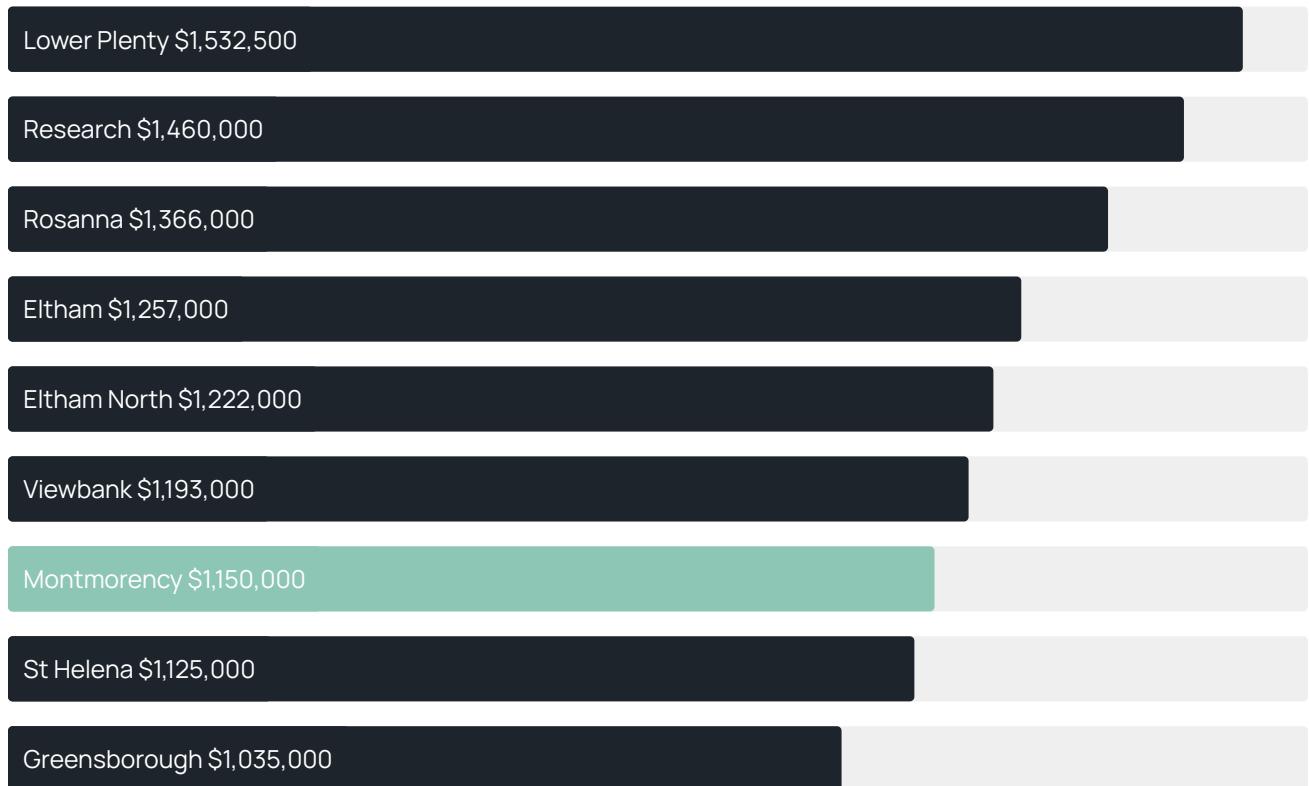
Quarterly price change¹



Surrounding Suburbs

MONTMORENCY SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 24%
● Private 76%

Auction clearance rate³

66.67%

Median days on market³

26 days

Jellis Craig average inspection attendance per listing⁴

26 groups

Average hold period¹

8.7 years

Dwelling type⁵



● Houses 87% ● Units 13%

Ownership⁵



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

Population⁵

9,250

Population growth⁵

3.24%

Median age⁵

41 years

Median asking rent¹

\$673 per week

Rental yield¹

3.03%

Median household size⁵

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

| 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 |

Sold Properties

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 |

Sold Properties

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 |



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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.



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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