

JellisCraig

MONTMORENCY

Suburb Report

Know your neighbourhood.



MONTMORENCY SUBURB REPORT

Median House Price*

Median

\$1.15m

Quarterly Price Change

-0.21% ↓

Median Unit Price*

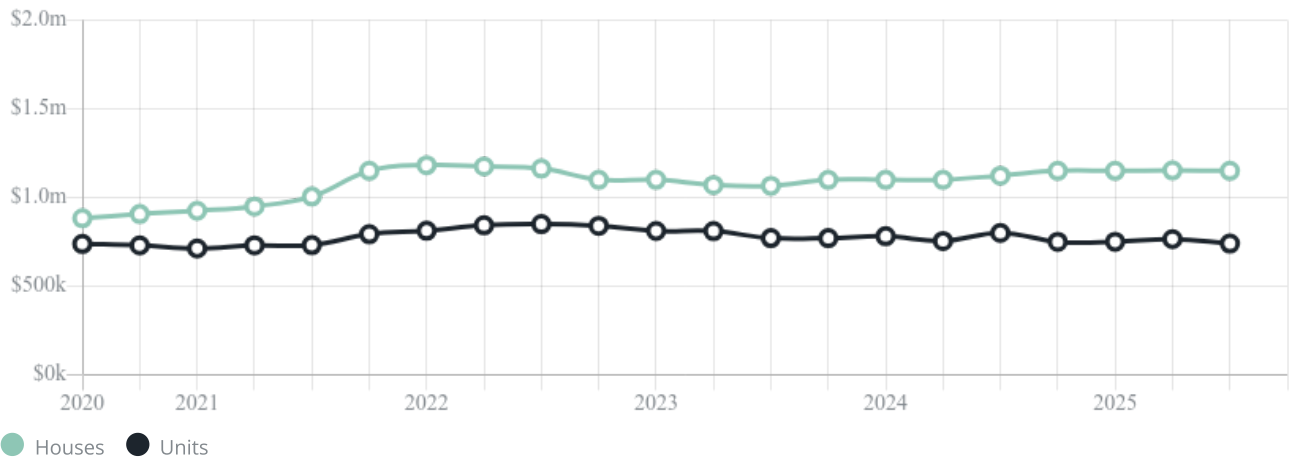
Median

\$740k

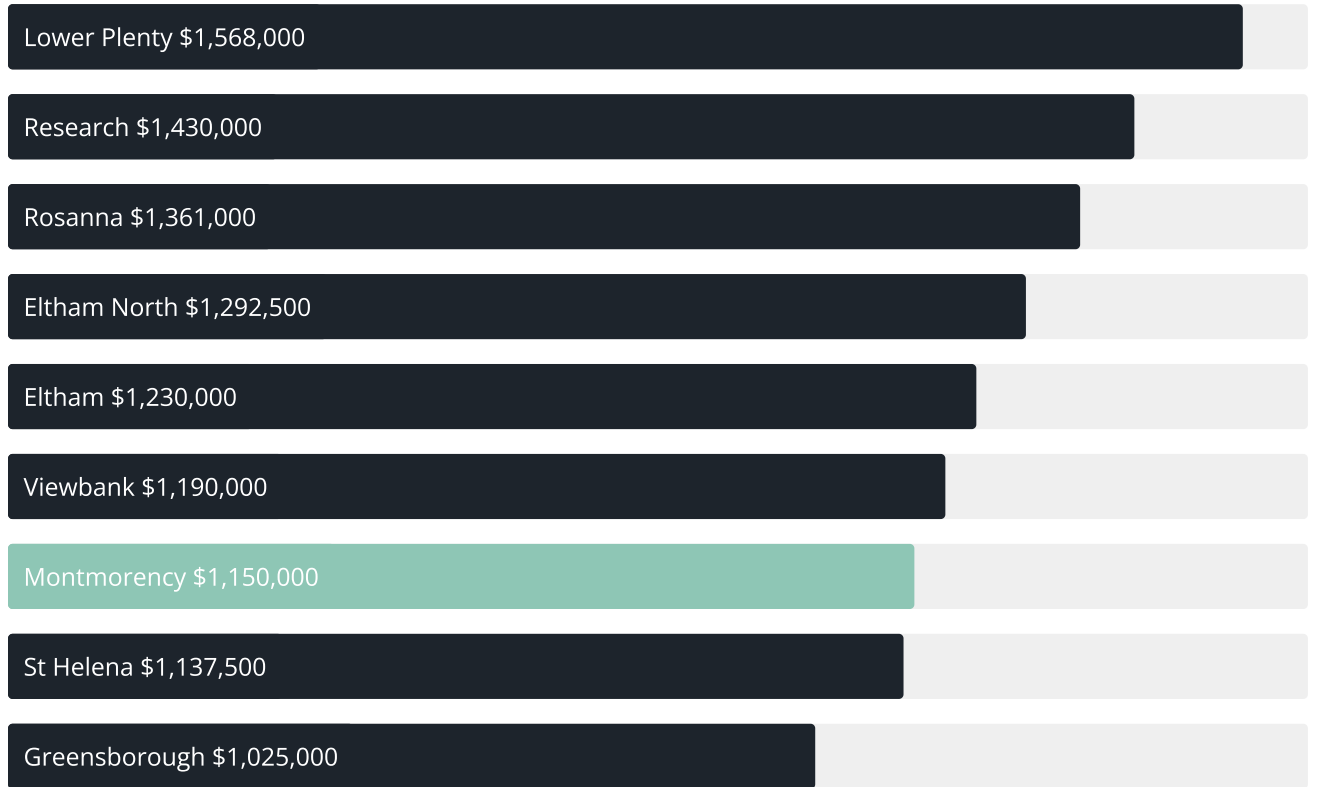
Quarterly Price Change

-3.26% ↓

Quarterly Price Change*



MONTMORENCY SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

MONTMORENCY SUBURB REPORT

Sale Method*



● Auction 26%
● Private 74%

Auction Clearance Rate*

76.92%

Median Days on Market^

22 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^








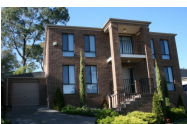


2.5 people

MONTMORENCY SUBURB REPORT







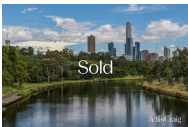



Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 1 Robert St Montmorency	4	House	\$1,010,000	13 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
 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
 10 Sackville St Montmorency	3	House	\$1,230,000	26 Nov 2025
 11/2 Grand Blvd Montmorency	3	Unit	\$610,000	24 Nov 2025

MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

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Address	Bedrooms	Type	Price	Sold
 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
 3/192-196 Sherbourne Rd Montmorency	2	Unit	\$763,500	03 Nov 2025
 3/192 Sherbourne Rd Montmorency	2	Flat/Unit/Apartment	\$763,500	03 Nov 2025
 15 Davey Rd Montmorency	3	House	\$1,125,000	27 Oct 2025
 31 Cressy St Montmorency	3	House	\$1,230,000	22 Oct 2025
 70 Airlie Rd Montmorency	4	House	\$1,185,000	22 Oct 2025
 3 Hughes St MONTMORENCY	3	House	\$1,020,000	21 Oct 2025
 130 Grand Blvd Montmorency	4	House	\$1,295,000	19 Oct 2025



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jellisraig.com.au

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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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