



Montmorency

Suburb Report



Your connection to property insights



JellisCraig

MONTMORENCY SUBURB REPORT

Median house price¹

Median

\$1.16m

Quarterly price change

0.21% ↑

Median unit price¹

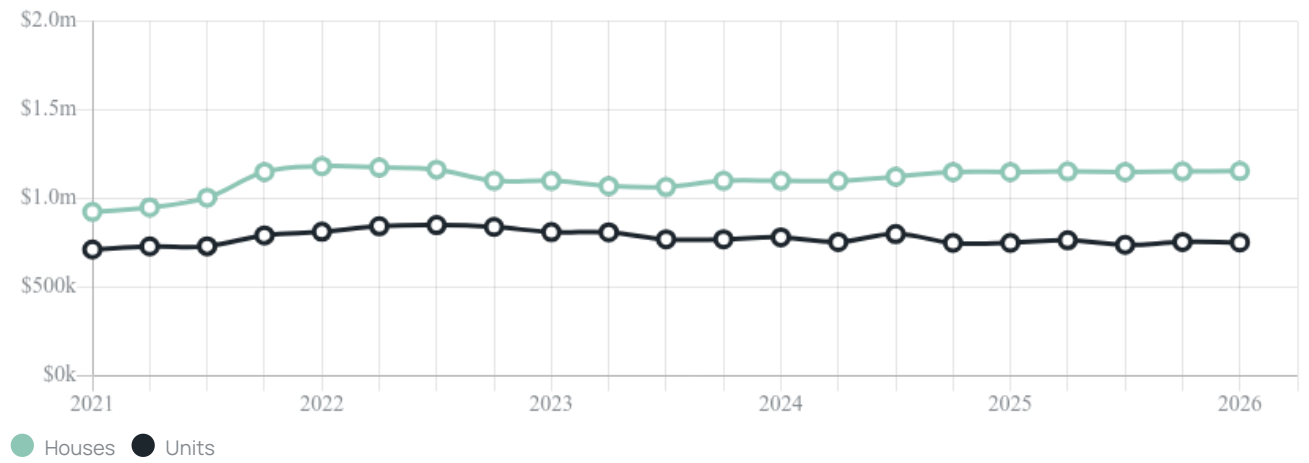
Median

\$753k

Quarterly price change

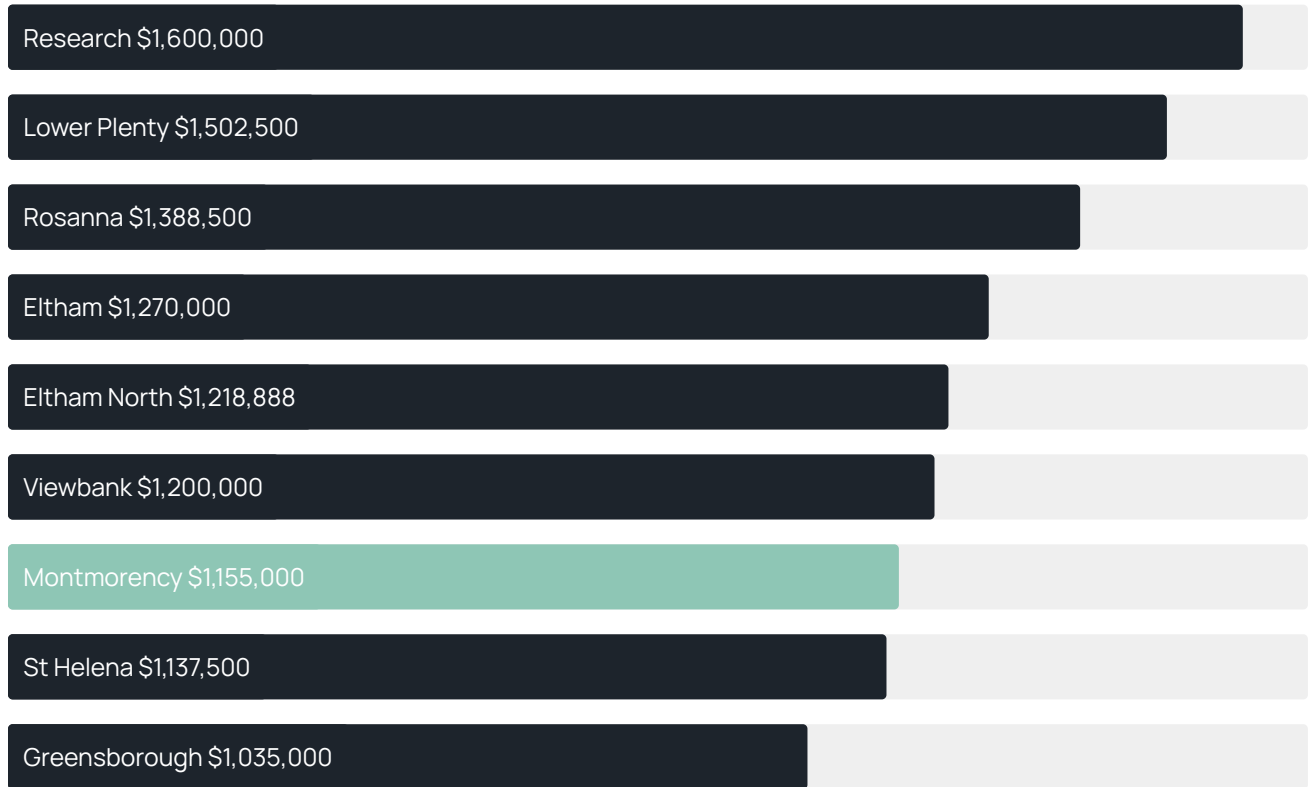
-0.33% ↓

Quarterly price change¹



MONTMORENCY SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



- Auction 27%
- Private 73%

Auction clearance rate³

58.33%

Median days on market³

30 days

Jellis Craig average inspection attendance per listing⁴

30 groups

Average hold period¹

8.7 years

Dwelling type⁵



- Houses 87%
- Units 13%

Ownership⁵



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

Population⁵

9,250

Median asking rent¹

\$685 per week

Population growth⁵

3.24%

Rental yield¹

3.03%

Median age⁵

41 years











Median household size⁵

2.5 people








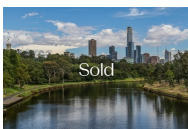


MONTMORENCY SUBURB REPORT

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 11 Kylie Pl Montmorency	4	House	\$1,080,000	29 May 2026
 2/64 Rattray Rd Montmorency	2	Unit	\$815,000	23 May 2026
 3/25 Starling St Montmorency	3	Unit	\$955,000	22 May 2026
 1/12 Calrossie Av Montmorency	3	Unit	\$800,000	21 May 2026
 40 Kirwana Gr Montmorency	5	House	\$1,293,000	20 May 2026
 25 Alban St Montmorency	3	House	\$1,180,000	19 May 2026
 1/11 Graeme Av Montmorency	3	House	\$801,000	18 May 2026
 1/96 Para Rd Montmorency	2	Unit	\$712,000	14 May 2026
 44-48 Grand Blvd Montmorency	4	House	\$1,320,500	13 May 2026
 2/116 Para Rd Montmorency	2	Unit	\$665,000	08 May 2026

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Address	Bedrooms	Type	Price	Sold
 85 Para Rd Montmorency	4	House	\$1,155,000	06 May 2026
 1/9 Paton St Montmorency	2	Unit	\$750,000	02 May 2026
 5/97 Rattray Rd Montmorency	2	Unit	\$750,000	28 Apr 2026
 5 Kelvin Av Montmorency	4	House	\$1,280,000	27 Apr 2026
 3 Ryrie Ct Montmorency	4	House	\$1,600,000	21 Apr 2026
 5/41 Rattray Rd Montmorency	2	Unit	\$625,000	11 Apr 2026
 11 Wilson Av Montmorency	5	House	\$2,110,000	09 Apr 2026
 4 Mcfarlane St Montmorency	3	House	\$1,345,000	07 Apr 2026
 9 Woodland Gr Montmorency	4	House	\$2,300,000	02 Apr 2026
 119 Rattray Rd Montmorency	3	House	\$1,555,000	01 Apr 2026

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Address	Bedrooms	Type	Price	Sold
 47 Mountain View Rd Montmorency	3	House	\$1,076,000	01 Apr 2026
 77 Sackville St Montmorency	4	House	\$1,180,000	31 Mar 2026
 33 Cressy St Montmorency	3	House	\$970,000	26 Mar 2026
 1/9 Mayona Rd Montmorency	2	Unit	\$780,000	26 Mar 2026
 2/7 Graeme Av Montmorency	2	Unit	\$737,000	23 Mar 2026
 1/87 Rattray Rd Montmorency	3	House	\$925,000	23 Mar 2026
 1/14 Meadow Cr Montmorency	3	Flat/Unit/Apartment	\$880,000	21 Mar 2026
 1/103 Mountain View Rd Montmorency	4	Flat/Unit/Apartment	\$1,415,000	18 Mar 2026
 2/63 Looker Rd Montmorency	2	Unit	\$701,500	12 Mar 2026
 57 Kelvin Av Montmorency	2	House	\$806,000	11 Mar 2026



Jellis Craig Eltham
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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 01/06/2026

- 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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