



Montmorency

Suburb Report



Your connection to property insights



JellisCraig

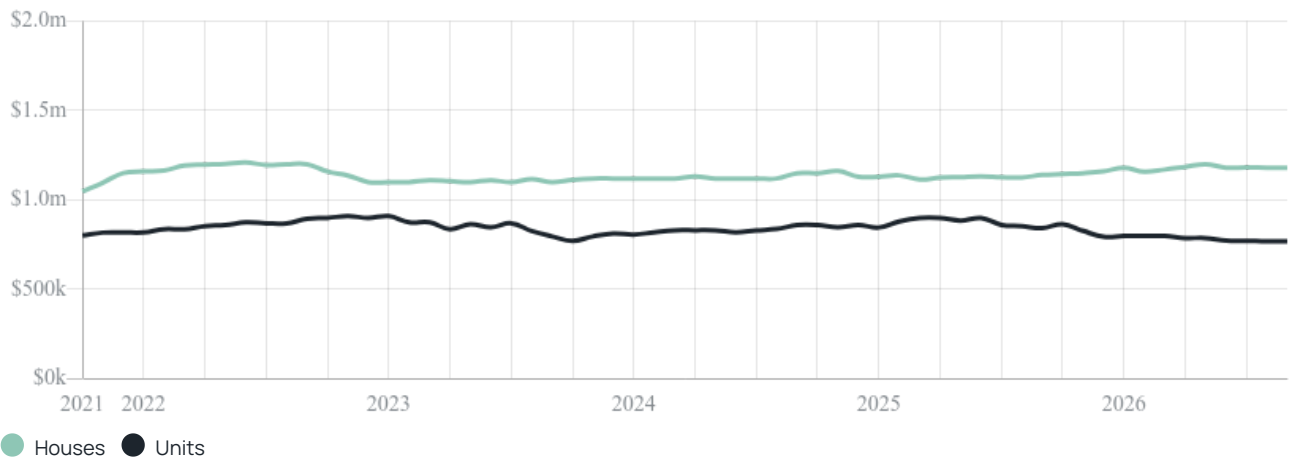
MONTMORENCY SUBURB REPORT

Median house price

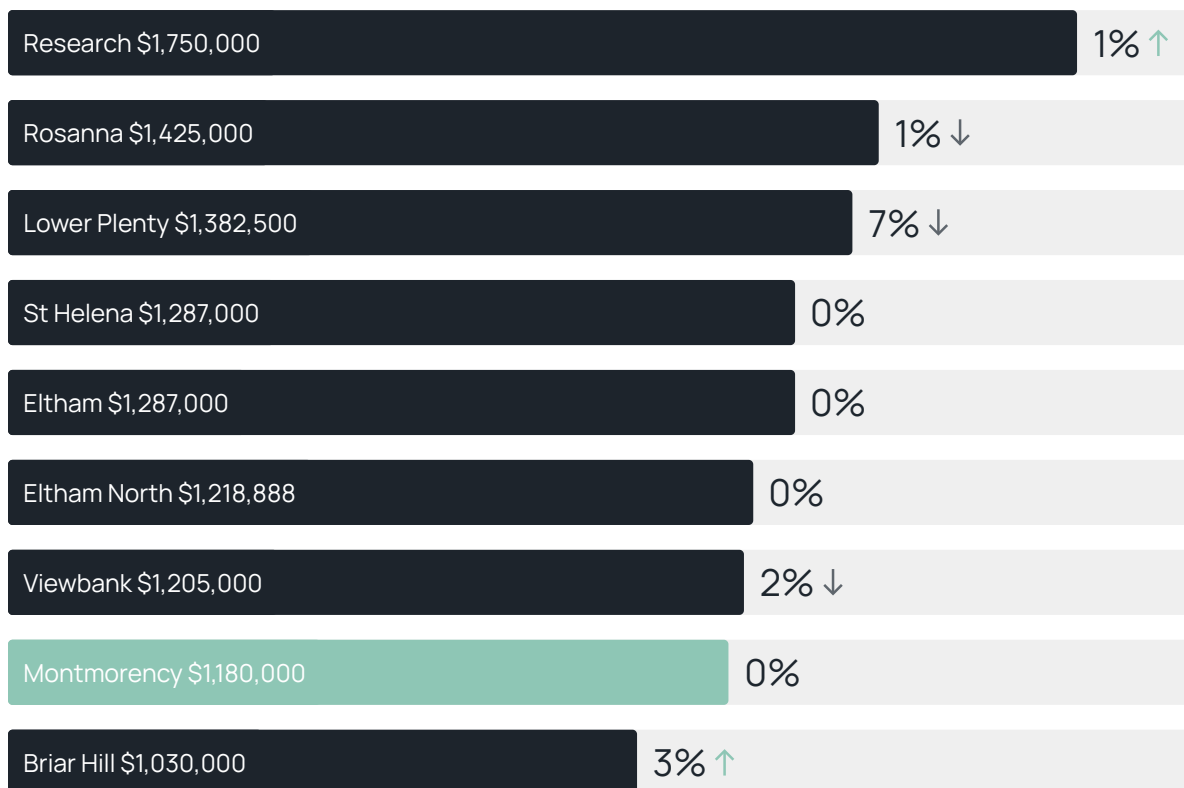
Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.18m	0.00% ↓	\$769k	0.00% ↓

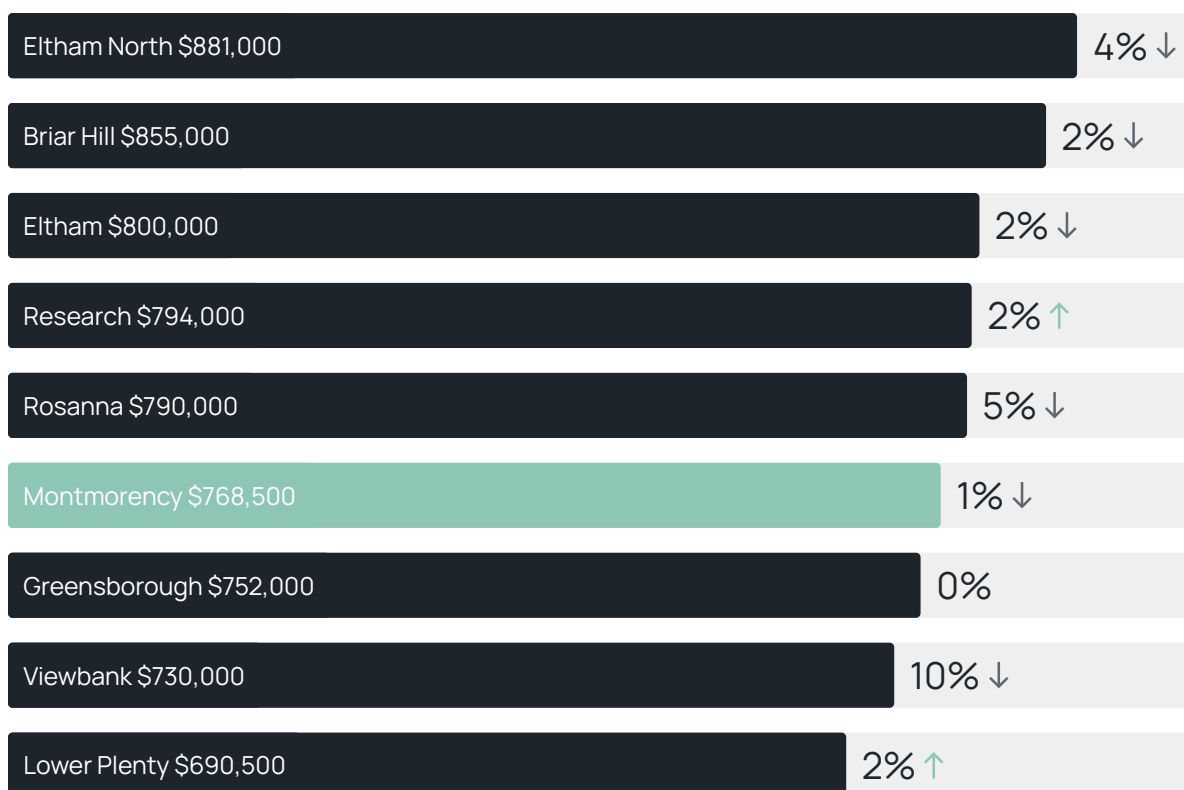
Montmorency monthly median property prices³



Median house price^{1,2}



Median unit price^{1,2}



Sale method¹

● Auction 19%

● Private 81%

Auction clearance rate⁴

70%

Median days on market⁵

House

31 days

Unit

27 days

Jellis Craig average inspection attendance per listing⁶

37 groups

Average hold period¹

House

14.4 years

Unit

12.7 years

Dwelling type⁷

● Houses 99%

● Units 1%

Ownership⁷

● Owned outright 40%

● Mortgaged 42%

● Rented 18%

Population⁷

9,250

Population growth⁷

3.24%

Median age⁷

41 years

Median household size⁷

2.5 people

Median asking rent per week¹

House

\$685

Unit

\$600

Rental yield⁸

House

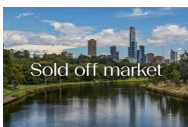
3.49%

Unit

4.03%

Recent Montmorency sales⁵

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
 8 Elizabeth Street Montmorency	2	House	\$751,000	21 Oct 2026
 3 Price Avenue Montmorency	3	House	\$1,026,000	18 Oct 2026
 94 Mayona Road Montmorency	4	House	\$1,100,000	17 Oct 2026
 2/31 Alexander Street Montmorency	2	Unit	\$740,000	17 Oct 2026
 2/88 Para Road Montmorency	3	Unit	\$820,000	16 Oct 2026
 2/11 James Street Montmorency	3	Townhouse	\$925,000	15 Oct 2026
 5 Allens Road Montmorency	3	House	\$970,000	10 Oct 2026
 36 Grand Boulevard Montmorency	4	House	\$991,000	10 Oct 2026
 3/88 Para Road Montmorency	3	Townhouse	\$801,000	06 Oct 2026
 3/2 Airlie Road Montmorency	2	Unit	\$706,000	06 Oct 2026

MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/97 Mountain View Road Montmorency	3	Unit	\$840,000	05 Oct 2026
 2/10 Alexander Street Montmorency	2	Unit	\$690,000	29 Sep 2026
 11 Grand Boulevard Montmorency	4	House	\$1,150,000	27 Sep 2026
 32 Napier Crescent Montmorency	3	House	\$1,210,000	19 Sep 2026
 3 Terrara Court Montmorency	3	House	\$1,325,000	14 Sep 2026
 1/81 Mountain View Road Montmorency	4	House	Undisclosed	12 Sep 2026
 7 Brae Court Montmorency	4	House	\$1,110,000	12 Sep 2026
 2/97 Mountain View Road Montmorency	2	Unit	\$710,000	12 Sep 2026
 3/5 Wilson Avenue Montmorency	3	Unit	\$875,000	08 Sep 2026
 51 Belmont Crescent Montmorency	4	House	Undisclosed	07 Sep 2026

MONTMORENCY SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12 Lilicur Road Montmorency	3	House	\$1,060,000	07 Sep 2026
 2/28 Price Avenue Montmorency	1	Unit	Undisclosed	05 Sep 2026
 2 Palara Court Montmorency	3	House	\$1,080,000	05 Sep 2026
 4/58B Looker Road Montmorency	2	Unit	\$740,000	03 Sep 2026
 2/16 Starling Street Montmorency	2	Unit	\$725,000	03 Sep 2026
 52 Buena Vista Drive Montmorency	5	House	\$1,268,500	29 Aug 2026
 19 Alban Street Montmorency	4	House	Undisclosed	29 Aug 2026
 1/16 Buena Vista Drive Montmorency	2	House	\$756,500	18 Aug 2026
 2/24A Rattray Road Montmorency	3	Unit	\$770,000	10 Aug 2026
 3/171 Rattray Road Montmorency	4	House	Undisclosed	08 Aug 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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