



Montmorency

Suburb Report



Your connection to property insights



JellisCraig

MONTMORENCY SUBURB REPORT

Median house price¹

Median

\$1.18m

Quarterly price change

-0.21% ↓

Median unit price¹

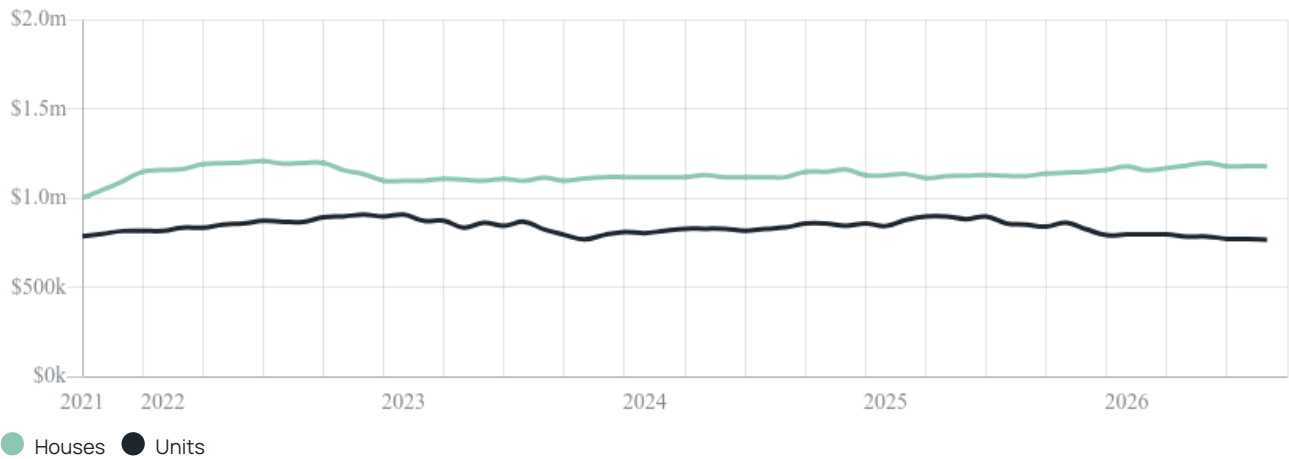
Median

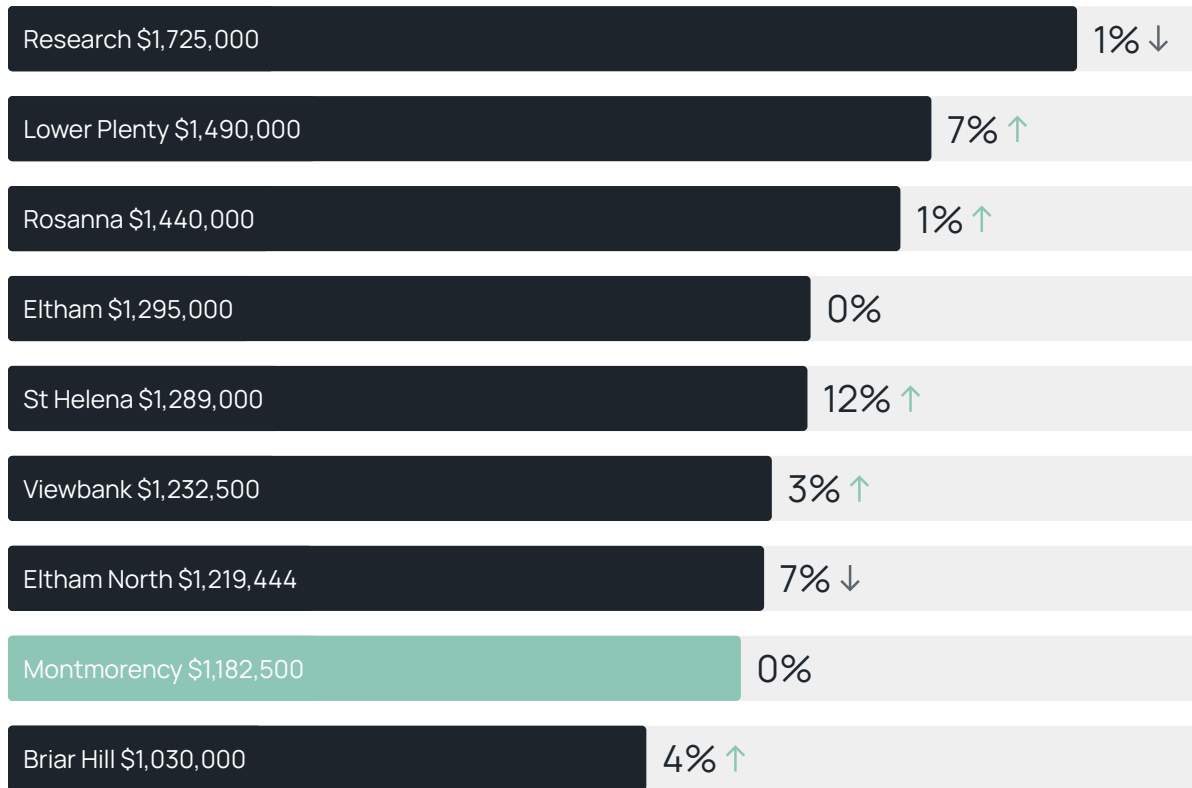
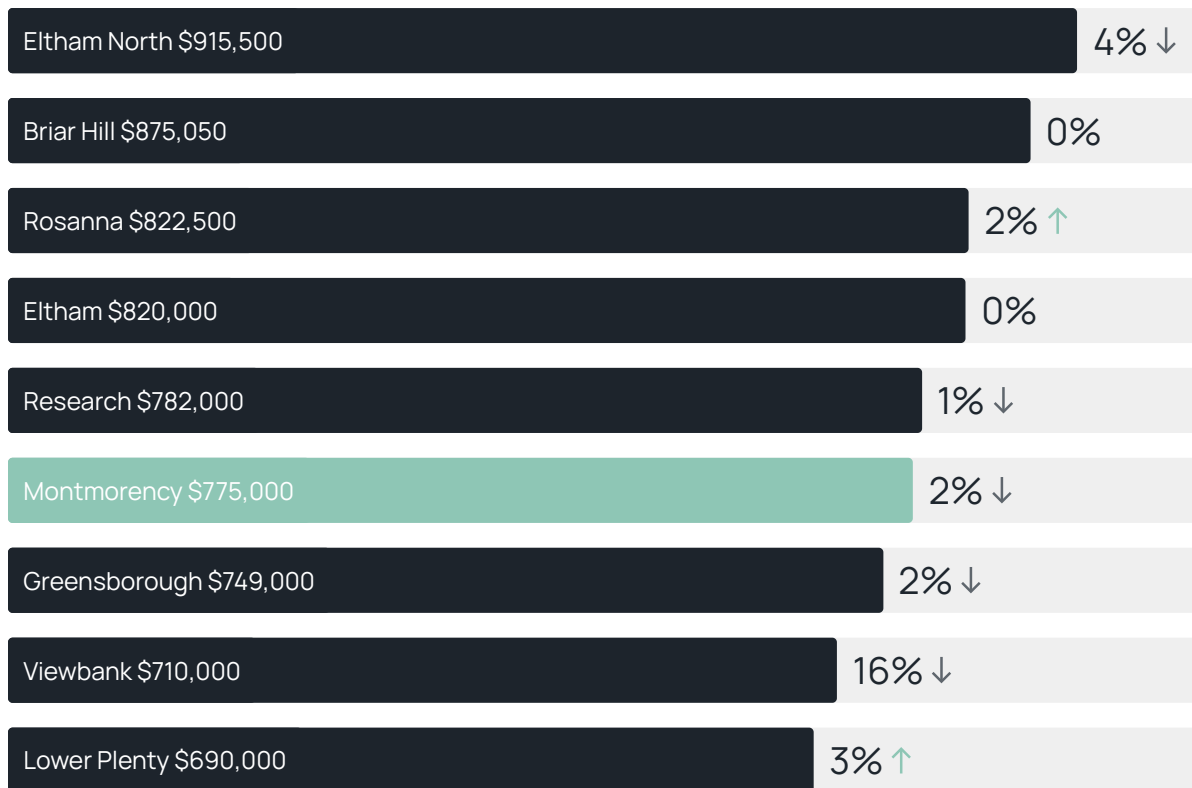
\$770k

Quarterly price change

-0.52% ↓

Montmorency quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 18%
● Private 82%

Auction clearance rate³

66.67%

Median days on market³

House

Unit

31 days

26 days

Jellis Craig average inspection attendance per listing⁴

40 groups

Average hold period¹

House

Unit

15.3 years

11.1 years

Dwelling type⁵

● Houses 99% ● Units 1%

Ownership⁵

● Owned outright 40% ● Mortgaged 42% ● Rented 18%

Population⁵

9,250

Median asking rent per week¹

Unit

\$685

\$593

Population growth⁵

3.24%

Rental yield¹

House

Unit

3.32%

3.81%

Median age⁵

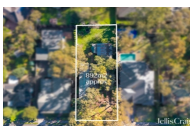
41 years

Median household size⁵

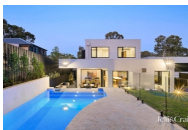
2.5 people

Recent Montmorency sales²

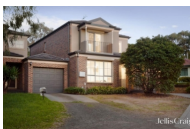
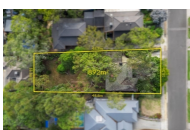
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 52 Buena Vista Drive Montmorency	5	House	\$1,268,500	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
 7 Sylvan Street Montmorency	4	House	\$920,000	08 Aug 2026
 3 Marshall Avenue Montmorency	4	House	\$2,500,000	06 Aug 2026
 61 Cressy Street Montmorency	3	House	\$930,000	26 Jul 2026
 4/139 Old Para Court Montmorency	2	Unit	\$620,000	21 Jul 2026
 77 Buena Vista Drive Montmorency	4	House	\$1,530,000	20 Jul 2026
 7/30 Alexander Street Montmorency	2	Unit	\$760,000	13 Jul 2026

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Address	Bedrooms	Type	Price	Sold
 1/2 Grand Boulevard Montmorency	3	Unit	Undisclosed	11 Jul 2026
 17 Meadow Crescent Montmorency	3	House	\$1,416,000	11 Jul 2026
 3/15 Ripper Street Montmorency	3	Unit	\$902,000	10 Jul 2026
 6 Glengarriff Crescent Montmorency	3	House	\$1,330,000	06 Jul 2026
 20 Lilicur Road Montmorency	4	House	Undisclosed	01 Jul 2026
 10 Tahlee Place Montmorency	3	House	Undisclosed	01 Jul 2026
 2/41 Airlie Road Montmorency	3	Unit	\$982,500	20 Jun 2026
 75 Sackville Street Montmorency	3	House	\$1,120,000	19 Jun 2026
 35 Napier Crescent Montmorency	3	House	\$1,125,000	17 Jun 2026
 4/435 Main Road Montmorency	3	Unit	\$767,000	10 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 4/31 Alexander Street Montmorency	2	Unit	\$730,000	10 Jun 2026
 2/15 Virginia Court Montmorency	4	House	Undisclosed	09 Jun 2026
 80 Reichelt Avenue Montmorency	4	House	\$1,190,000	09 Jun 2026
 2A Stephens Street Montmorency	3	House	\$817,000	05 Jun 2026
 4/36 Station Road Montmorency	2	Unit	\$725,000	04 Jun 2026
 22 Lilicur Road Montmorency	4	House	\$1,800,000	29 May 2026
 84 Para Road Montmorency	3	House	\$830,000	29 May 2026
 2/64 Rattray Road Montmorency	2	Unit	\$815,000	25 May 2026
 11 Sylvan Street Montmorency	3	House	\$906,000	23 May 2026
 3/25 Starling Street Montmorency	3	Unit	\$955,000	22 May 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 01/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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