

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.23m

Quarterly Price Change

-2.00% ↓

Median Unit Price*

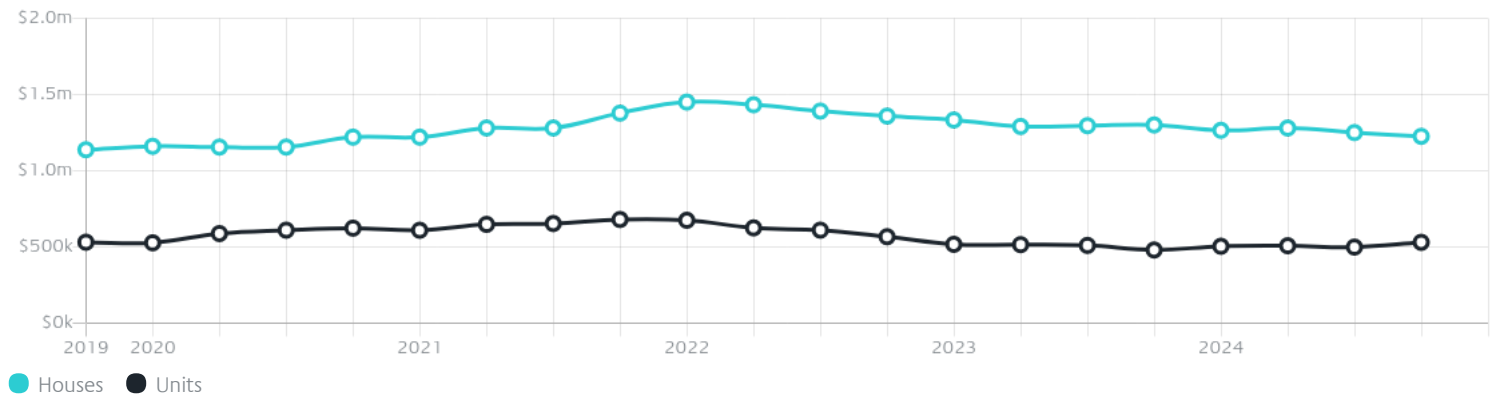
Median

\$530k

Quarterly Price Change

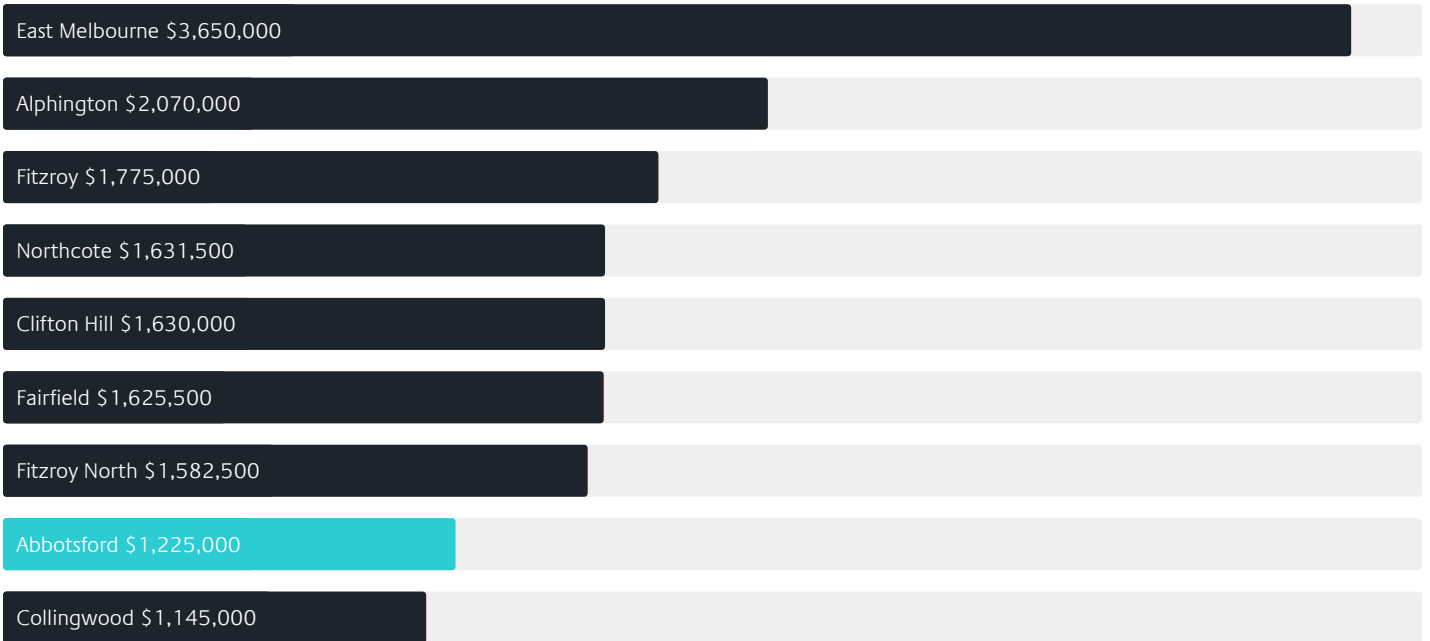
6.21% ↑

Quarterly Price Change*

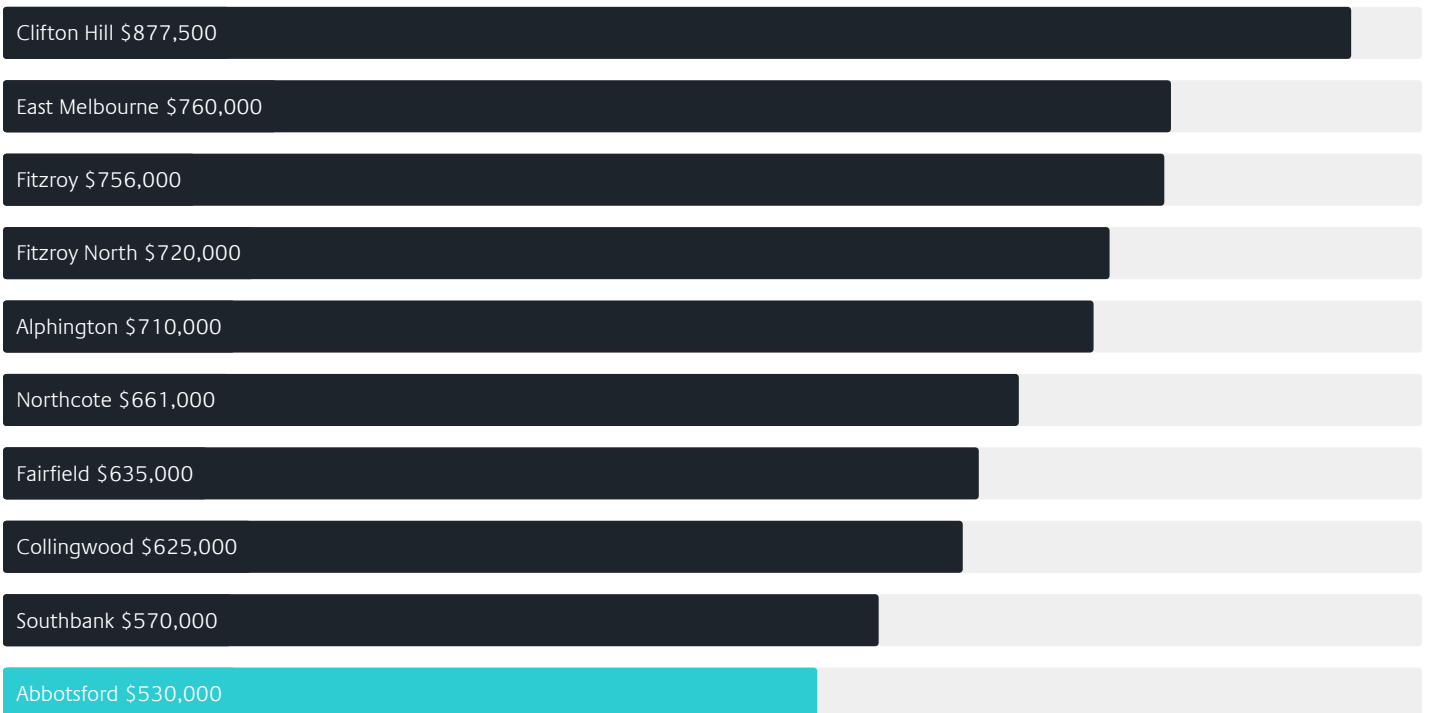


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 21%
● Private 79%

Auction Clearance Rate^{*}

80%

Median Days on Market[^]

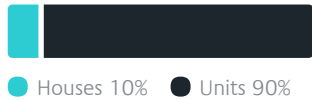
37 days

Average Hold Period^{*}

7.6 years

Insights

Dwelling Type[^]



● Houses 10% ● Units 90%

Ownership[^]



● Owned Outright 17% ● Mortgaged 30% ● Rented 53%

Population[^]

9,088

Median Asking Rent per week^{*}

\$750

Population Growth[^]

11.05%

Rental Yield^{*}

3.34%

Median Age[^]













33 years

Median Household Size[^]












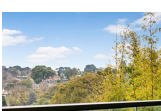
1.9 people

Sold Properties~













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
 13B/8 Trenerry Cr Abbotsford	1	Apartment	\$636,000	29 Mar 2025
 399 Johnston St Abbotsford	2	House	\$1,056,500	22 Mar 2025
 8/165 Gipps St Abbotsford	2	Apartment	\$675,000	21 Mar 2025
 310/1 Acacia Pl Abbotsford	1	Apartment	\$320,000	20 Mar 2025
 902/10 Trenerry Cr Abbotsford	1	Apartment	\$425,000	19 Mar 2025
 224/6 Acacia Pl Abbotsford	1	Apartment	\$320,000	18 Mar 2025
 106/13 Acacia Pl Abbotsford	2	Apartment	\$715,000	18 Mar 2025
 308/8 Grosvenor St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$280,000	17 Mar 2025
 102 Park St Abbotsford	3	House	\$1,310,000	15 Mar 2025
 42 Lulie St Abbotsford	2	House	\$1,332,000	15 Mar 2025
 26 Raphael St Abbotsford	3	Townhouse	\$1,155,000	14 Mar 2025
 923/627 Victoria St Abbotsford	1	Apartment	\$350,000	13 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 817A/609 Victoria St Abbotsford	2	Apartment	\$622,000	13 Mar 2025
 159 Nicholson St Abbotsford	2	House	\$1,385,000	12 Mar 2025
 707/8 Grosvenor St Abbotsford	2	Apartment	\$615,000	10 Mar 2025
 4/1 Turner St Abbotsford	2	Apartment	\$545,000	06 Mar 2025
 505/20 Shamrock St Abbotsford	2	Apartment	\$640,000	05 Mar 2025
 205/118 Vere St Abbotsford	2	Apartment	\$551,000	05 Mar 2025
 8/43 Nicholson St Abbotsford	3	Townhouse	\$1,150,000	05 Mar 2025
 C304/5 Flockhart St Abbotsford	2	Apartment	\$448,000	03 Mar 2025
 710/6 Acacia Pl Abbotsford	1	Apartment	\$337,000	28 Feb 2025
 204/56 Nicholson St Abbotsford	2	Apartment	\$675,000	26 Feb 2025
 68 Little Turner St Abbotsford	2	House	\$1,215,000	25 Feb 2025
 410/1 Acacia Pl Abbotsford	1	Apartment	\$372,000	24 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102/20 Shamrock St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$390,000	21 Feb 2025
 10/85 Nicholson St Abbotsford	3	Apartment	\$940,000	20 Feb 2025
 404/1 Acacia Pl Abbotsford	2	Apartment	\$494,000	19 Feb 2025
 807/609 Victoria St Abbotsford	1	Apartment	\$375,000	14 Feb 2025
 404/8 Grosvenor St Abbotsford	2	Apartment	\$415,000	12 Feb 2025
 4/8b Park St ABBOTSFORD	4	House	\$1,640,000	12 Feb 2025
 11/627 Victoria St Abbotsford	3	Subdivided Unit/Villa/Townhouse	\$965,000	08 Feb 2025
 65/80 Trenerry Cr Abbotsford	1	Apartment	\$537,000	08 Feb 2025
 38 Henry St Abbotsford	3	House	\$1,370,000	07 Feb 2025
 5/136 Yarra St Abbotsford	2	Apartment	\$645,000	04 Feb 2025
 512/627 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$585,000	02 Feb 2025
 521/20 Shamrock St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$375,000	31 Jan 2025



Richmond Office
57-59 Bridge Road, Richmond
03 9428 3333

jelliscraig.com.au

Data is current as of PDF generation date 01/04/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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