

Suburb **INSIGHTS**

3067
ABBOTSFORD



Data that shapes your suburb.

**Jellis
Craig**

Property Prices

Median House Price*

Median

\$1.25m

Quarterly Price Change

-2.34% ↓

Median Unit Price*

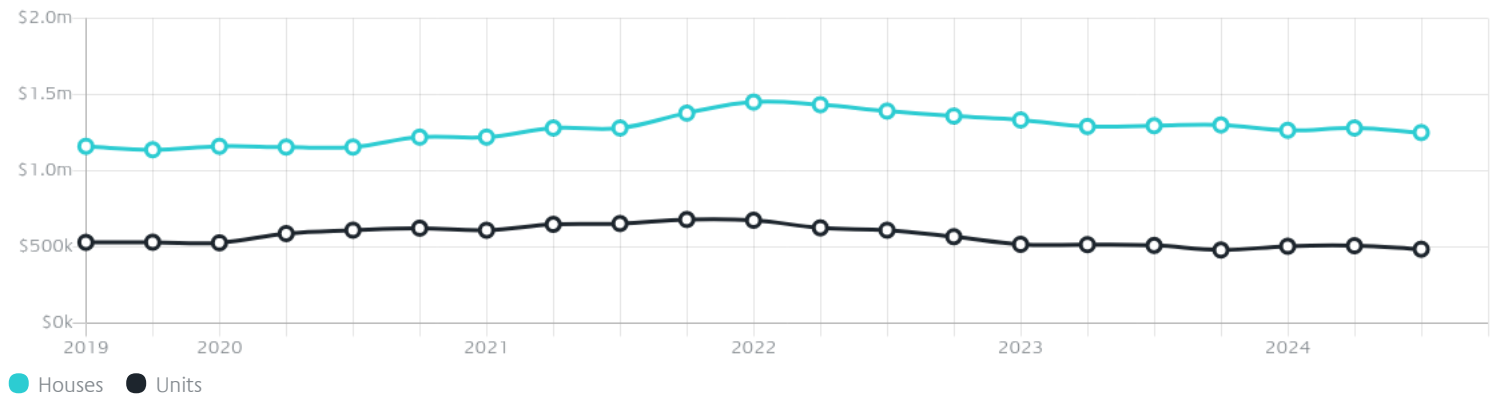
Median

\$485k

Quarterly Price Change

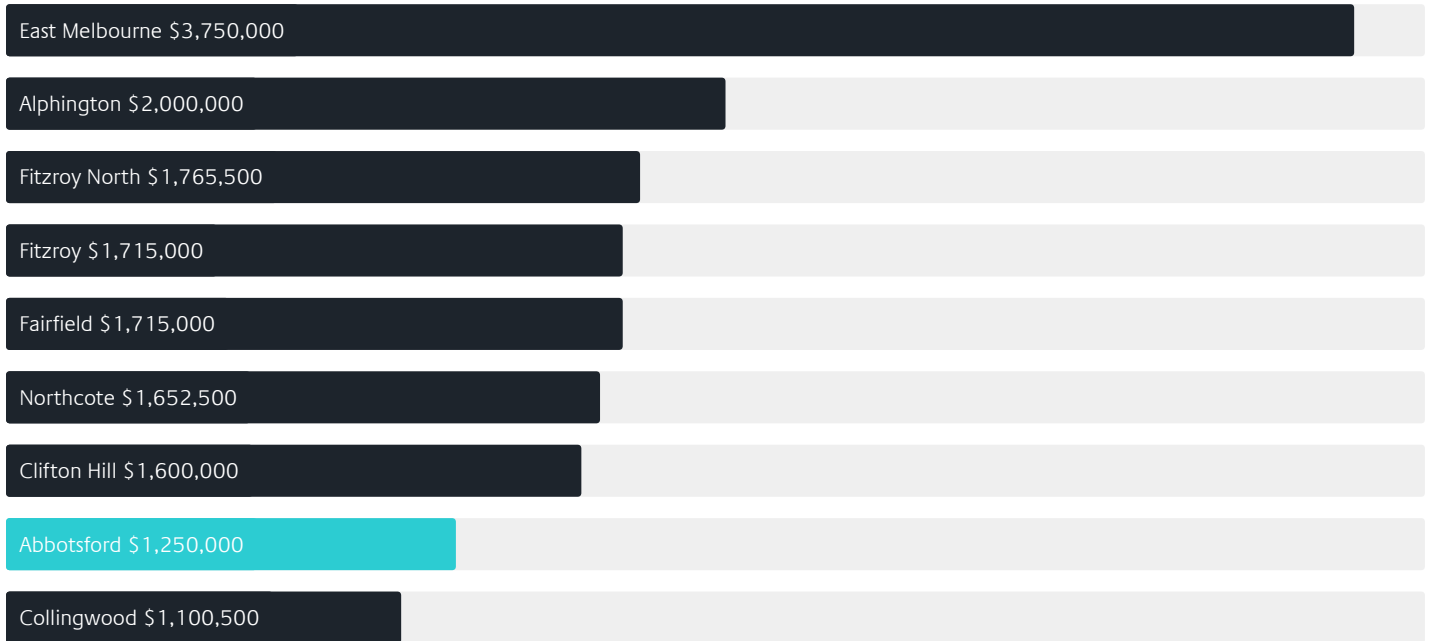
-4.52% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 40%
● Private 60%

Auction Clearance Rate^{*}

68.57%

Median Days on Market[^]

26 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^{*}

\$800

Population Growth[^]

11.05%

Rental Yield^{*}

3.34%

Median Age[^]









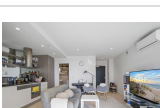


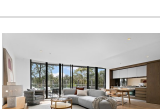
33 years

Median Household Size[^]













1.9 people

Sold Properties~










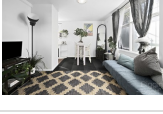


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 14 Peters La Abbotsford	3	House	\$1,284,000	30 Nov 2024
 415A/609 Victoria St Abbotsford	2	Apartment	\$658,000	26 Nov 2024
 52 Park St Abbotsford	2	House	\$870,000	25 Nov 2024
 89 Charles St Abbotsford	3	House	\$1,050,000	23 Nov 2024
 102R/88 Trenerry Cr Abbotsford	2	Apartment	\$723,000	20 Nov 2024
 18 Lulie St Abbotsford	3	House	\$1,260,000	15 Nov 2024
 47 Studley St Abbotsford	2	House	\$1,385,000	09 Nov 2024
 43 Park St Abbotsford	2	House	\$1,130,000	09 Nov 2024
 705/11 Shamrock St Abbotsford	1	Apartment	\$380,000	07 Nov 2024
 76 Little Charles St Abbotsford	2	Townhouse	\$820,000	07 Nov 2024
 21 Raphael St Abbotsford	1	House	\$910,000	07 Nov 2024
 107/13 Acacia Pl Abbotsford	2	Apartment	\$1,000,000	06 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 206/4 Acacia Pl Abbotsford	2	Apartment	\$546,500	01 Nov 2024
 913/627 Victoria St Abbotsford	2	Unit	\$735,000	31 Oct 2024
 2/8 Grosvenor St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$370,000	24 Oct 2024
 921/20 Shamrock St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$502,000	22 Oct 2024
 26A/8 Trenerry Cr Abbotsford	1	Apartment	\$593,000	21 Oct 2024
 4/14 Trenerry Cr Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$375,000	21 Oct 2024
 502/615 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$370,000	19 Oct 2024
 140 Charles St Abbotsford	3	House	\$1,240,000	15 Oct 2024
 81/84 Trenerry Cr Abbotsford	2	Unit	\$1,100,000	15 Oct 2024
 33/11 Nicholson St Abbotsford	2	Townhouse	\$860,000	14 Oct 2024
 82/84 Trenerry Cr Abbotsford	2	House	\$1,110,000	12 Oct 2024
 508/6 Acacia Pl Abbotsford	1	Apartment	\$340,000	11 Oct 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 5 Paterson St Abbotsford	2	House	\$1,080,000	10 Oct 2024
 10 James St Abbotsford	2	House	\$950,000	09 Oct 2024
 110/118 Vere St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$430,000	08 Oct 2024
 303/316 Johnston St Abbotsford	2	Apartment	\$700,000	03 Oct 2024
 1105/20 Shamrock St Abbotsford	2	Apartment	\$491,500	03 Oct 2024
 217/56 Nicholson St Abbotsford	1	Apartment	\$610,000	02 Oct 2024
 166 Gipps St Abbotsford	3	Townhouse	\$1,550,000	30 Sep 2024
 422/627 Victoria St Abbotsford	3	Subdivided Unit/Villa/Townhouse	\$479,000	27 Sep 2024
 2G/13 Acacia Pl Abbotsford	2	Unit	\$627,000	25 Sep 2024
 2/12-26 Marine Pde Abbotsford	1	Unit	\$440,000	24 Sep 2024
 26 Cooke St Abbotsford	2	House	\$802,000	21 Sep 2024
 321/627 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$475,000	20 Sep 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/12/2024

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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