

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.23m

Quarterly Price Change

-2.00% ↓

Median Unit Price*

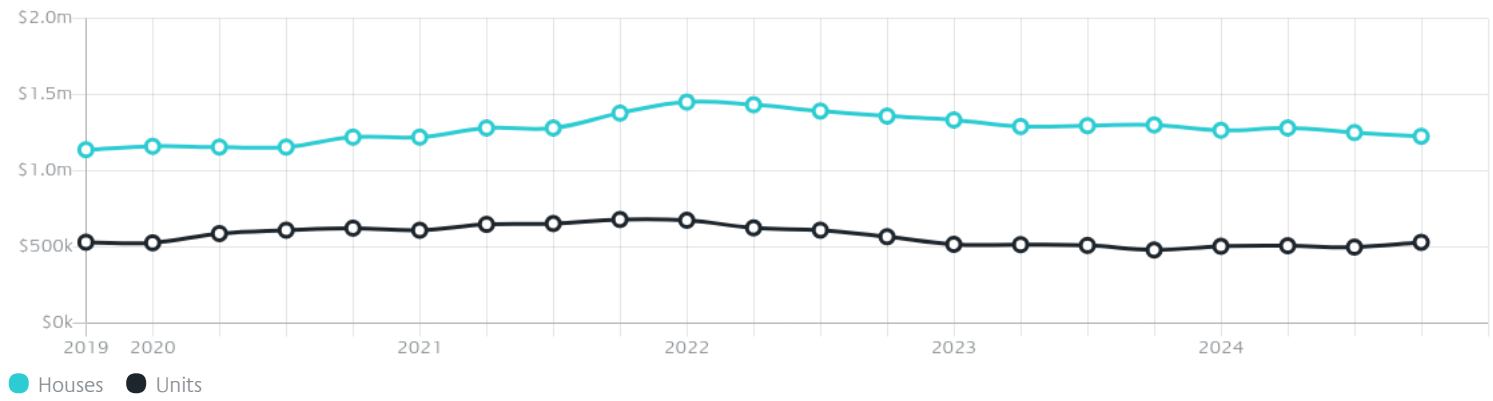
Median

\$530k

Quarterly Price Change

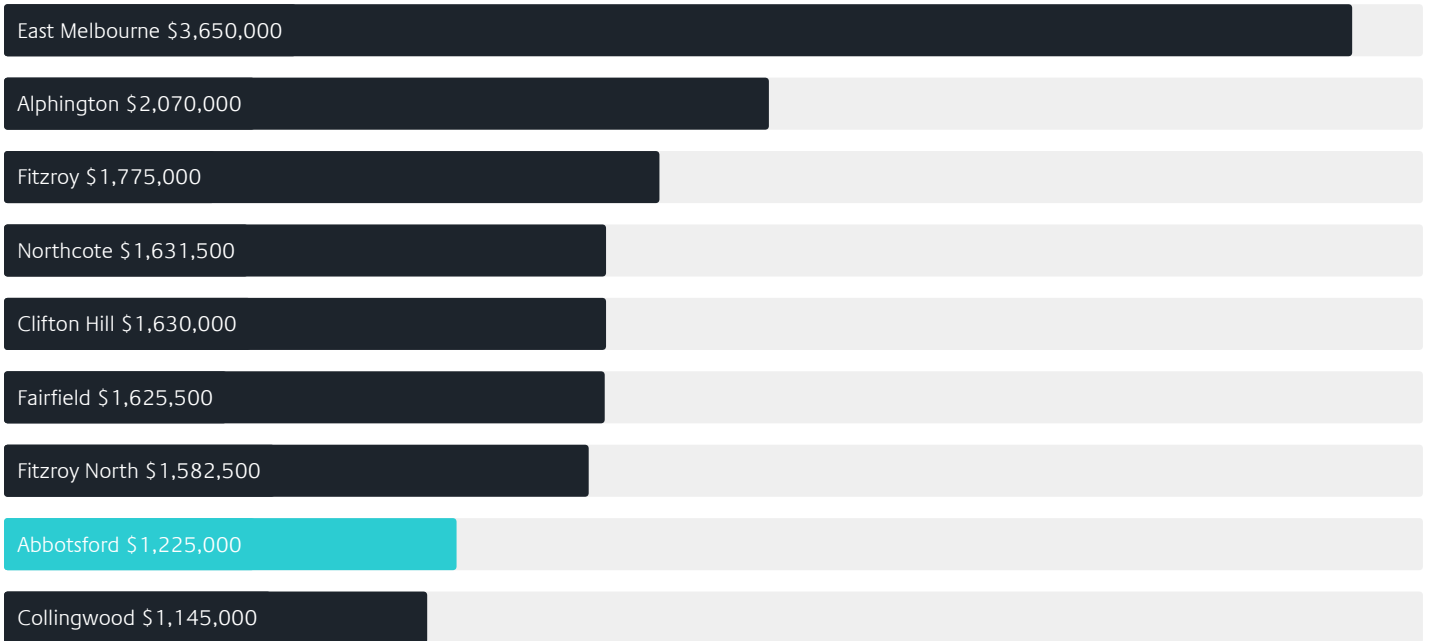
6.21% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 39%
● Private 61%

Auction Clearance Rate^{*}

68%

Median Days on Market[^]

31 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
 704/10 Trenerry Cr Abbotsford	1	Apartment	\$420,000	14 Jan 2025
 89 Charles St Abbotsford	3	House	\$1,033,000	06 Jan 2025
 208/56 Nicholson St Abbotsford	3	Apartment	\$1,120,000	17 Dec 2024
 414/615 Victoria St Abbotsford	1	Apartment	\$280,000	12 Dec 2024
 26/85 Nicholson St Abbotsford	3	Apartment	\$960,000	10 Dec 2024
 10 Maugie St Abbotsford	4	House	\$1,600,000	08 Dec 2024
 235 Nicholson St Abbotsford	2	House	\$1,262,000	07 Dec 2024
 14 Peters La Abbotsford	3	House	\$1,284,000	30 Nov 2024
 508/88 Trenerry Cr Abbotsford	2	Apartment	\$697,500	28 Nov 2024
 415A/609 Victoria St Abbotsford	2	Apartment	\$658,000	26 Nov 2024
 714/251 Johnston St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$410,000	26 Nov 2024
 52 Park St Abbotsford	2	House	\$870,000	25 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 102R/88 Trenerry Cr Abbotsford	2	Apartment	\$723,000	20 Nov 2024
 303/63 William St Abbotsford	3	Apartment	\$1,150,000	20 Nov 2024
 27 Bloomberg St Abbotsford	2	House	\$740,000	16 Nov 2024
 18 Lulie St Abbotsford	3	House	\$1,260,000	15 Nov 2024
 1 Fairchild St Abbotsford	3	House	\$1,290,000	11 Nov 2024
 43 Park St Abbotsford	2	House	\$1,130,000	09 Nov 2024
 47 Studley St Abbotsford	2	House	\$1,385,000	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
 606/1 Acacia Pl Abbotsford	2	Apartment	\$599,000	06 Nov 2024
 107/13 Acacia Pl Abbotsford	2	Apartment	\$1,000,000	06 Nov 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 202B/609 Victoria St Abbotsford	2	Apartment	\$605,000	06 Nov 2024
 509/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$519,500	01 Nov 2024
 127/56 Nicholson St Abbotsford	3	Townhouse	\$1,110,000	01 Nov 2024
 206/4 Acacia Pl Abbotsford	2	Apartment	\$546,500	01 Nov 2024
 913/627 Victoria St Abbotsford	2	Unit	\$735,000	31 Oct 2024
 9 Raphael St Abbotsford	2	House	\$885,000	31 Oct 2024
 54 Yarra St Abbotsford	3	House	\$1,500,000	29 Oct 2024
 203B/609 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$605,000	28 Oct 2024
 701/251 Johnston St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$480,000	27 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



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57-59 Bridge Road, Richmond
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jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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