

## *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

\$1.24m

Quarterly Price Change

1.01% ↑

## Median Unit Price\*

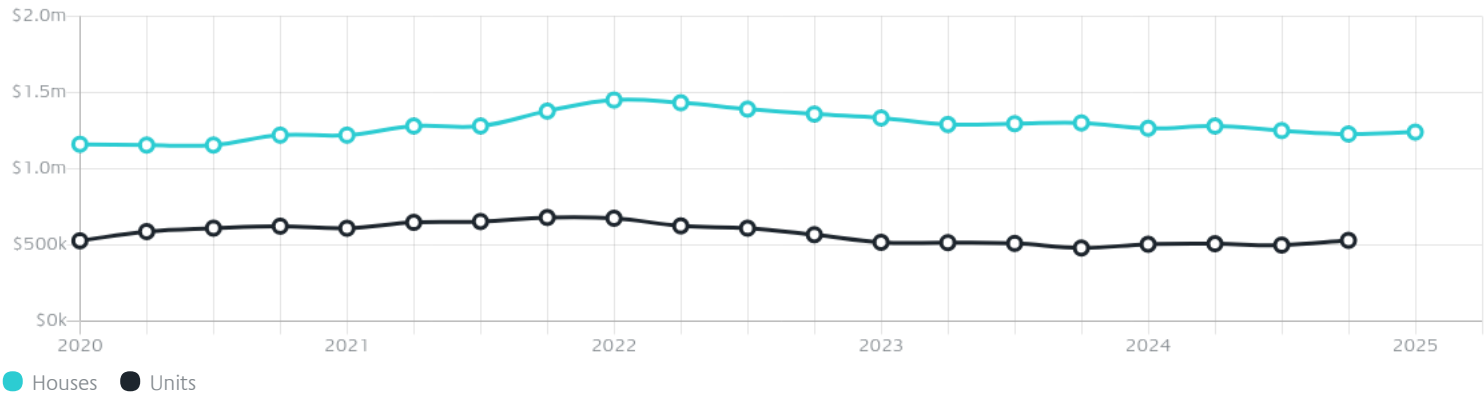
Median

\$530k

Quarterly Price Change

6.21% ↑

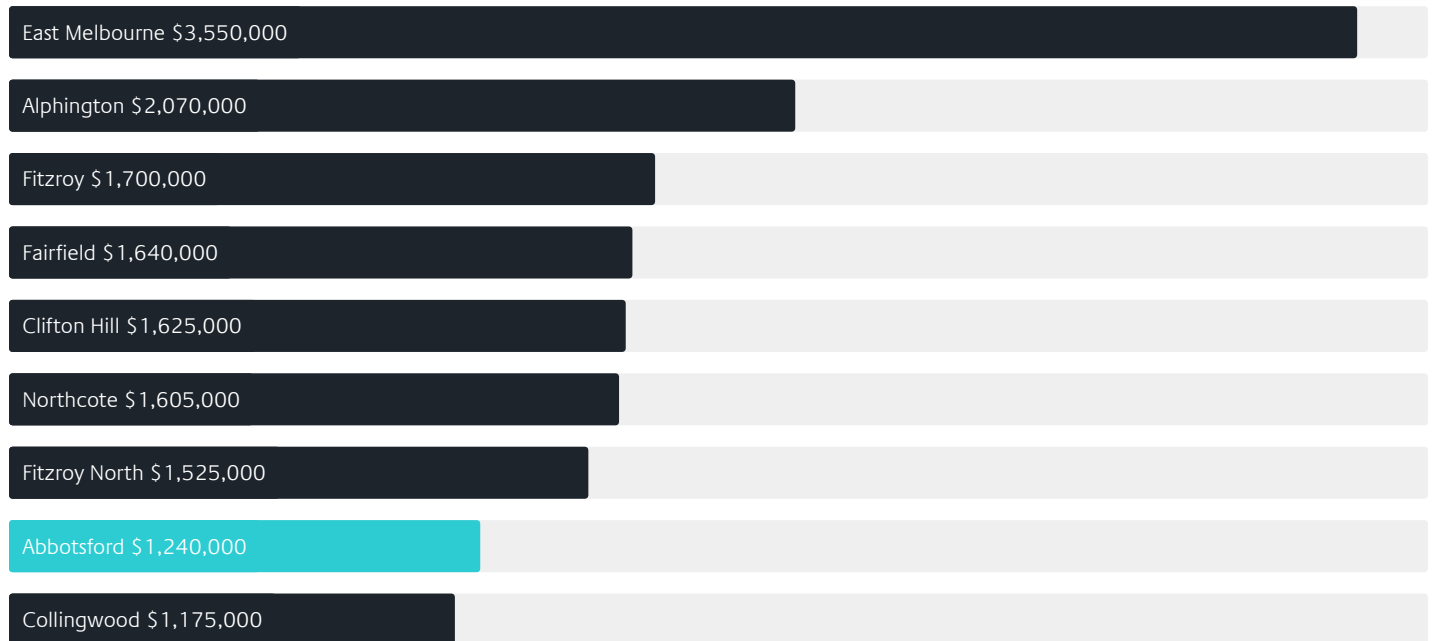
## Quarterly Price Change\*



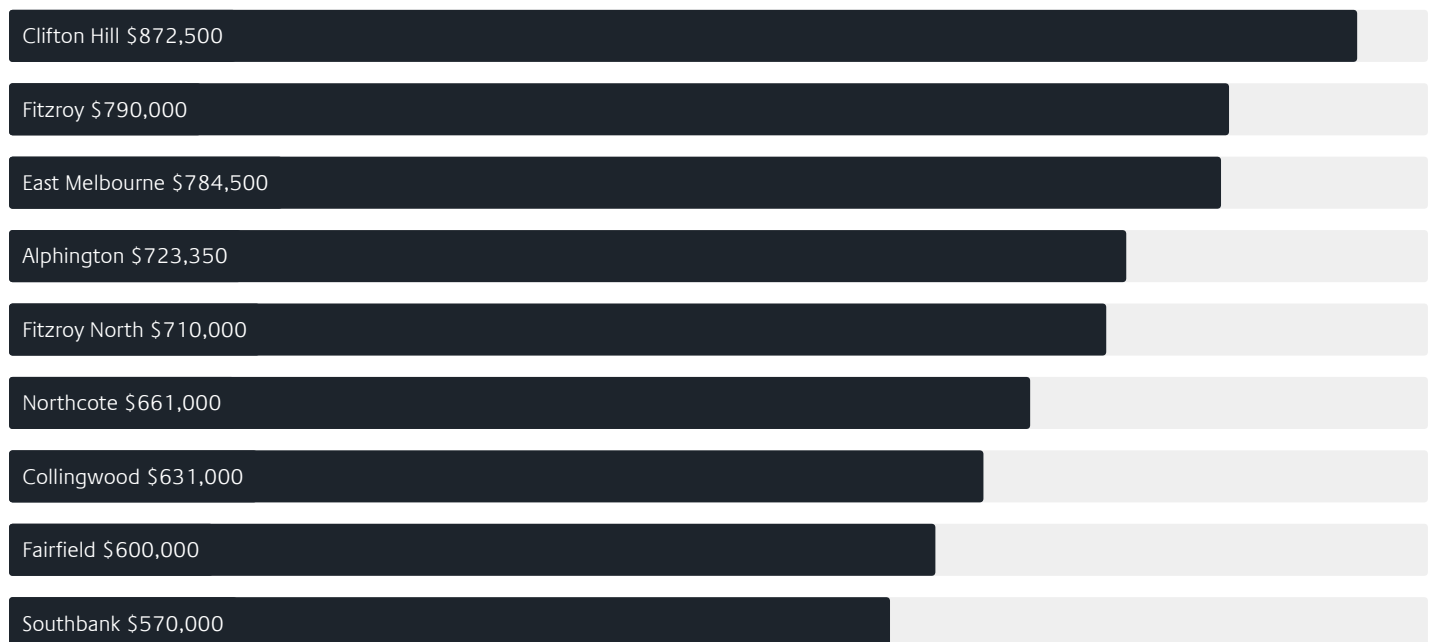
# Surrounding Suburbs

---

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method<sup>\*</sup>



● Auction 23%  
● Private 77%

Auction Clearance Rate<sup>\*</sup>

73.08%

Median Days on Market<sup>^</sup>

29 days

Average Hold Period<sup>\*</sup>

7.6 years

## Insights

Dwelling Type<sup>^</sup>



● Houses 10% ● Units 90%

Ownership<sup>^</sup>



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

Population<sup>^</sup>

9,088

Median Asking Rent per week<sup>\*</sup>

\$793

Population Growth<sup>^</sup>

11.05%

Rental Yield<sup>\*</sup>

3.34%

Median Age<sup>^</sup>













33 years

Median Household Size<sup>^</sup>













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 [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 184 Vere St Abbotsford	2	House	\$955,000	31 May 2025
 18 Valiant St Abbotsford	3	House	\$1,420,000	31 May 2025
 2/11 Nicholson St Abbotsford	3	Townhouse	\$1,230,000	15 May 2025
 103/118 Vere St Abbotsford	2	Apartment	\$593,000	13 May 2025
 305/120 Gipps St Abbotsford	2	Apartment	\$590,000	12 May 2025
 130 Vere St Abbotsford	2	House	\$1,250,000	09 May 2025
 412/4 Acacia Pl Abbotsford	2	Apartment	\$585,000	08 May 2025
 303/18 Grosvenor St Abbotsford	2	Apartment	\$505,000	01 May 2025
 11a Mayfield St Abbotsford	2	Townhouse	\$1,045,000	01 May 2025
 132 Charles St Abbotsford	2	House	\$1,272,500	01 May 2025
 501/5 Flockhart St Abbotsford	2	Apartment	\$450,000	30 Apr 2025
 907/8 Grosvenor St Abbotsford	2	Apartment	\$690,000	25 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 302/649 Victoria St Abbotsford	2	Apartment	\$1,015,000	24 Apr 2025
 34 William St Abbotsford	2	House	\$525,000	23 Apr 2025
 115/56 Nicholson St Abbotsford	1	Apartment	\$612,000	15 Apr 2025
 3/287 Johnston St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$715,000	15 Apr 2025
 7/330 Johnston St Abbotsford	2	Apartment	\$750,000	15 Apr 2025
 101B/609 Victoria St Abbotsford	2	Apartment	\$678,000	15 Apr 2025
 501B/609 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$550,000	14 Apr 2025
 2/16 Princes St Abbotsford	3	Townhouse	\$1,010,000	12 Apr 2025
 2/92-94 Charles St Abbotsford	2	Apartment	\$673,000	12 Apr 2025
 86 Yarra St Abbotsford	2	House	\$1,035,000	12 Apr 2025
 5/659 Victoria St Abbotsford	1	Apartment	\$497,000	11 Apr 2025
 112/13 Acacia Pl Abbotsford	1	Apartment	\$368,000	09 Apr 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 226/1 Acacia Pl Abbotsford	1	Apartment	\$388,000	09 Apr 2025
 17 Cooke St Abbotsford	3	House	\$1,620,000	08 Apr 2025
 811/11 Shamrock St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$316,000	08 Apr 2025
 212/6 Acacia Pl Abbotsford	2	Apartment	\$1,000,000	08 Apr 2025
 609/4 Acacia Pl Abbotsford	2	Apartment	\$660,000	07 Apr 2025
 209/12 Trenerry Cr Abbotsford	1	Apartment	\$400,000	07 Apr 2025
 219/627 Victoria St Abbotsford	2	Apartment	\$645,000	05 Apr 2025
 208/18 Grosvenor St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$450,000	04 Apr 2025
 240 Langridge St Abbotsford	3	Townhouse	\$1,151,000	04 Apr 2025
 308B/609 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$360,000	03 Apr 2025
 517/1 Acacia Pl Abbotsford	1	Apartment	\$375,000	01 Apr 2025
 614/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$870,000	31 Mar 2025



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

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/06/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.