

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.23m

Quarterly Price Change

-2.00% ↓

Median Unit Price*

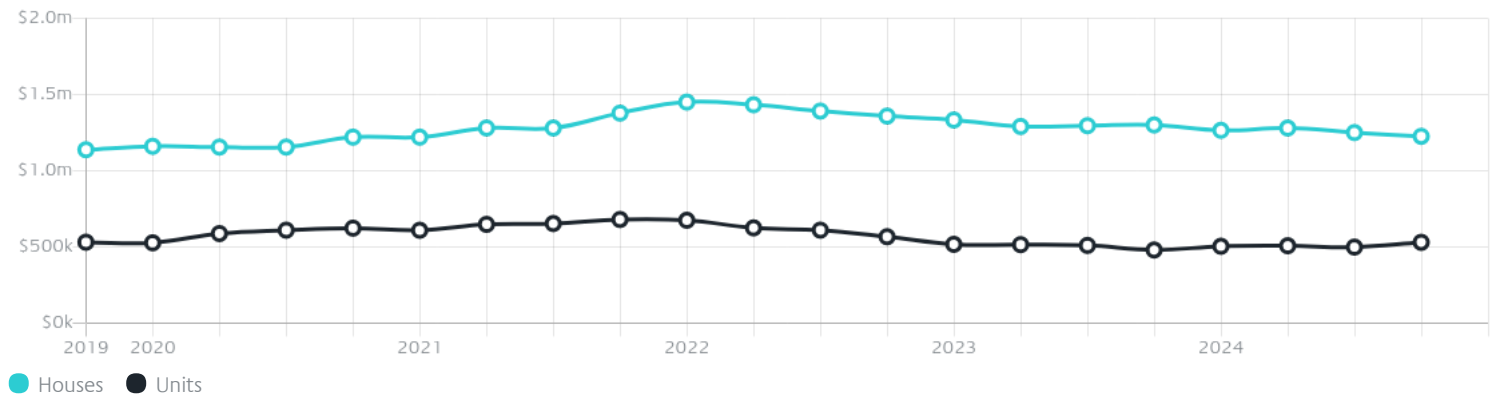
Median

\$530k

Quarterly Price Change

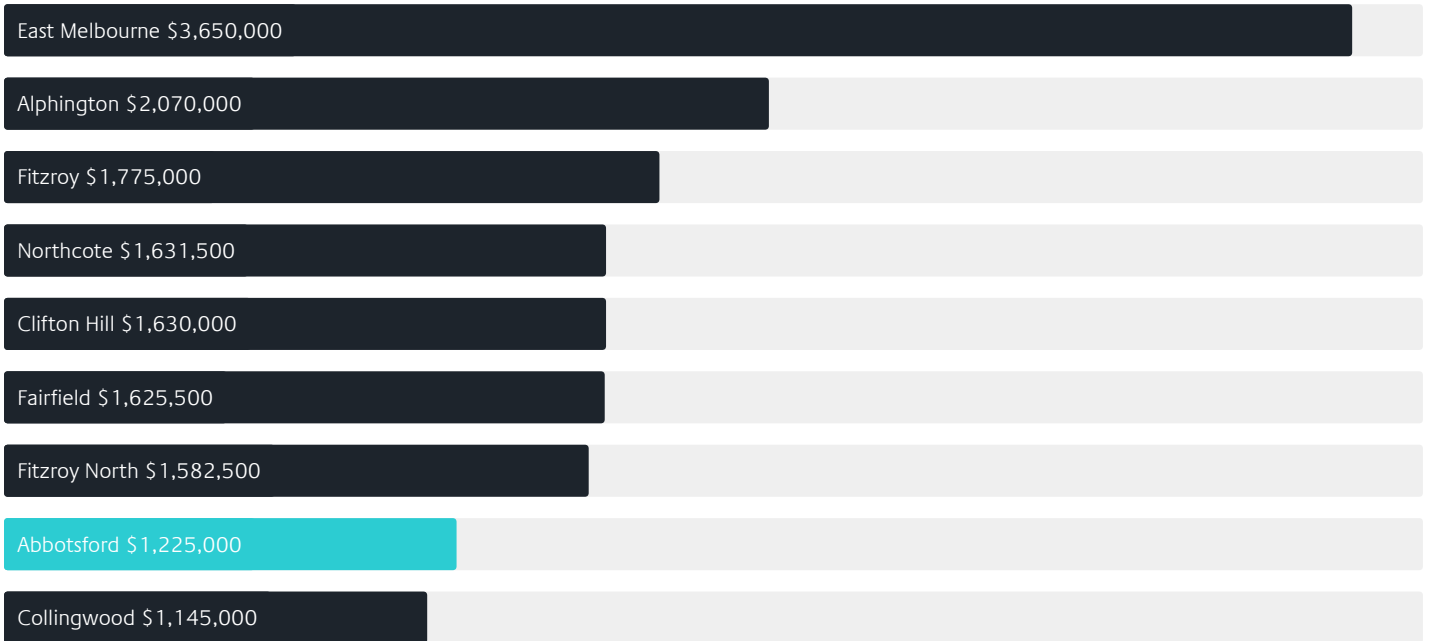
6.21% ↑

Quarterly Price Change*

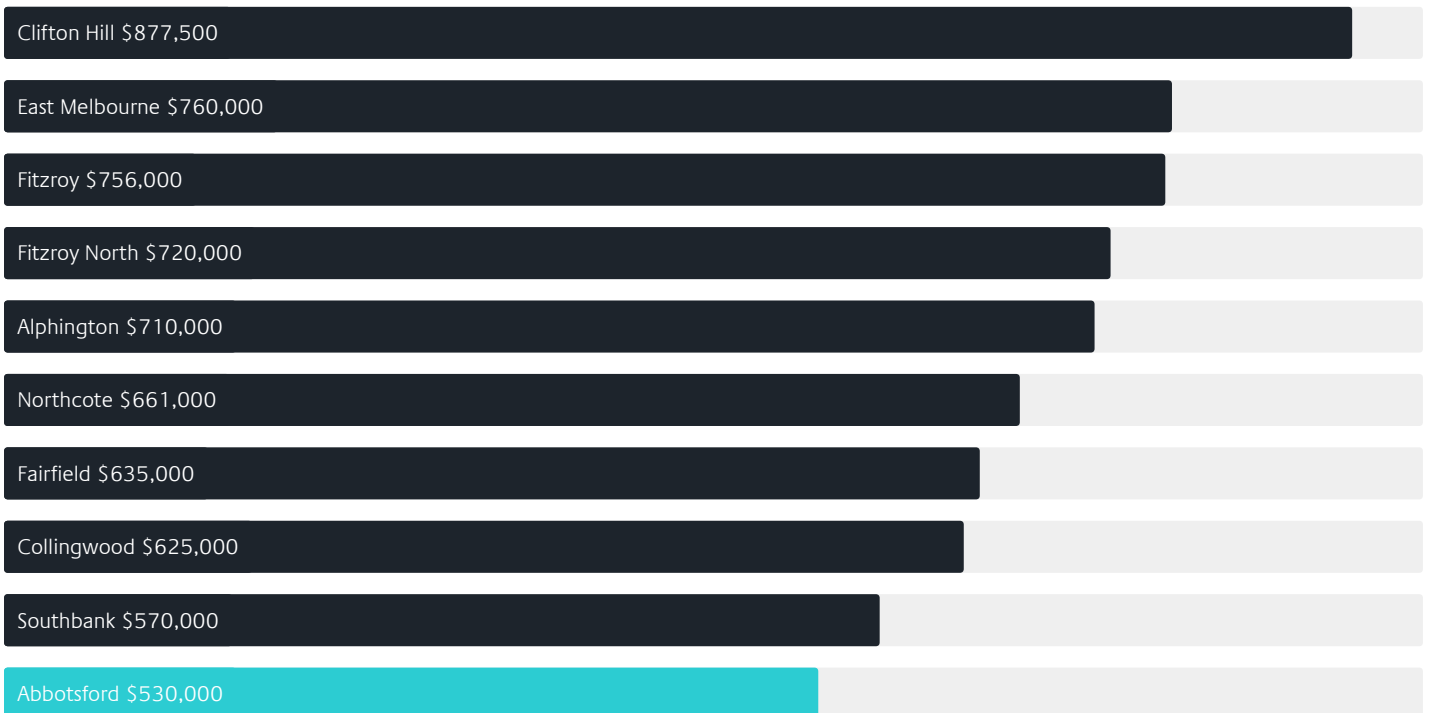


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 27%
● Private 73%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

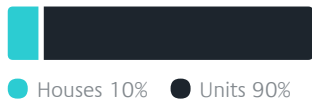
53 days

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[^]





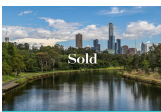







1.9 people

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
 10/85 Nicholson St Abbotsford	3	Apartment	\$940,000	20 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
 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
 618/4 Acacia Pl Abbotsford	1	Unit	\$375,000	29 Jan 2025
 603/20 Shamrock St Abbotsford	2	Apartment	\$380,000	27 Jan 2025
 606/88 Trenerry Cr Abbotsford	2	Apartment	\$720,000	27 Jan 2025
 317/20 Shamrock St Abbotsford	2	Apartment	\$350,000	24 Jan 2025
 6/330 Johnston St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$745,000	24 Jan 2025
 704/1 Acacia Pl Abbotsford	2	Apartment	\$500,000	19 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 704/10 Trenerry Cr Abbotsford	1	Apartment	\$420,000	14 Jan 2025
 606/20 Shamrock St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$480,000	13 Jan 2025
 89 Charles St Abbotsford	3	House	\$1,033,000	06 Jan 2025
 11/63 William St Abbotsford	1	Apartment	\$476,000	20 Dec 2024
 4 Abbotsford St Abbotsford	3	House	\$1,525,000	18 Dec 2024
 709/4 Acacia Pl Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$305,000	18 Dec 2024
 208/56 Nicholson St Abbotsford	3	Apartment	\$1,120,000	17 Dec 2024
 97 Stafford St Abbotsford	2	House	\$1,210,000	14 Dec 2024
 414/615 Victoria St Abbotsford	1	Apartment	\$280,000	12 Dec 2024
 509B/609 Victoria St Abbotsford	1	Apartment	\$366,000	12 Dec 2024
 21 William St Abbotsford	2	House	\$865,000	12 Dec 2024
 46 Lulie St Abbotsford	2	House	\$980,000	10 Dec 2024

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 804/615 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$278,000	10 Dec 2024
 26/85 Nicholson St Abbotsford	3	Apartment	\$960,000	10 Dec 2024
 112/6 Acacia Pl Abbotsford	2	Apartment	\$995,000	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
 126/6 Acacia Pl Abbotsford	1	Apartment	\$365,000	03 Dec 2024
 829/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$524,500	03 Dec 2024
 189 Nicholson St Abbotsford	3	House	\$1,550,000	30 Nov 2024
 14 Peters La Abbotsford	3	House	\$1,284,000	30 Nov 2024
 5/77 Nicholson St Abbotsford	2	Apartment	\$1,150,000	29 Nov 2024
 802/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$535,000	28 Nov 2024
 508/88 Trenerry Cr Abbotsford	2	Apartment	\$697,500	28 Nov 2024



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

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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