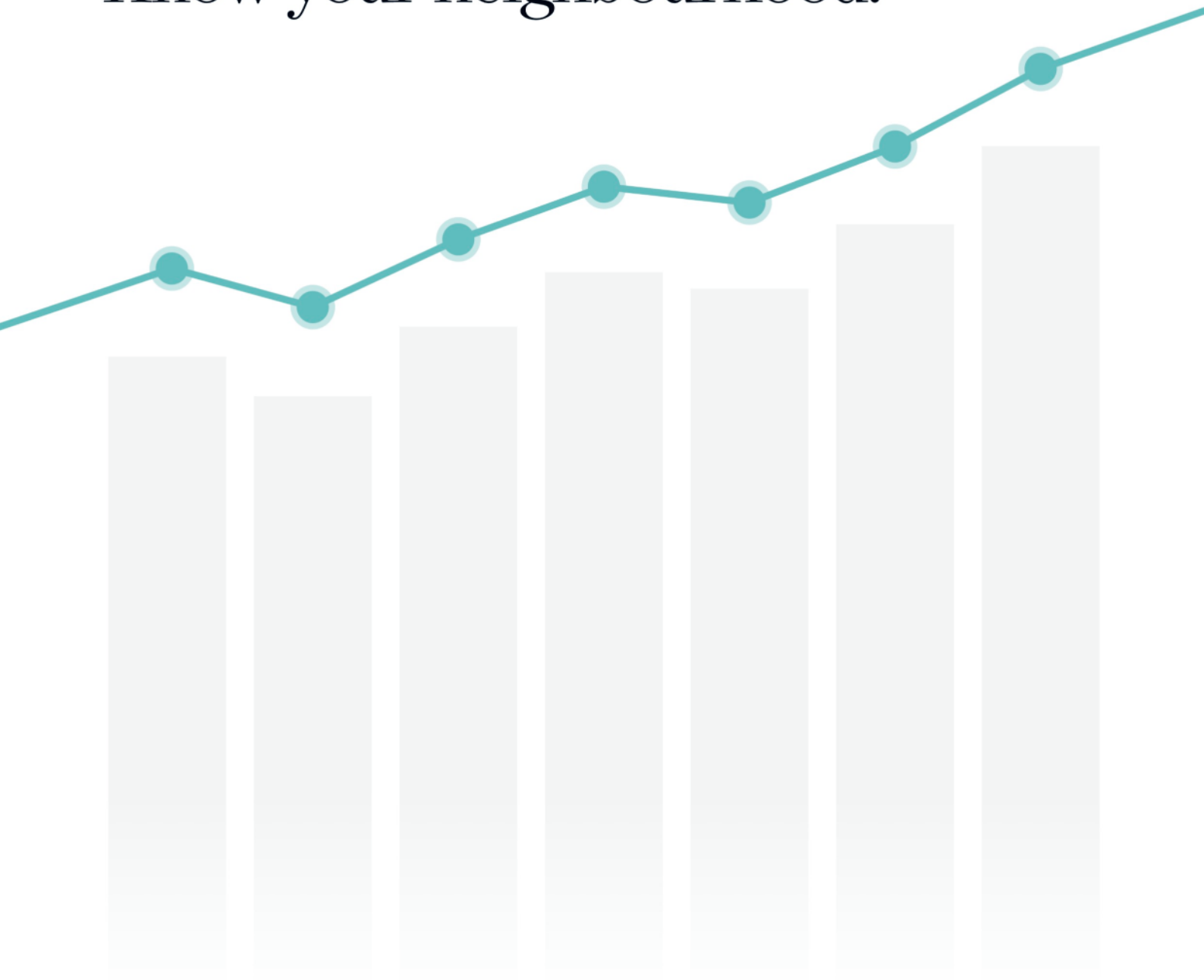


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.24m

Quarterly Price Change

1.01% ↑

Median Unit Price*

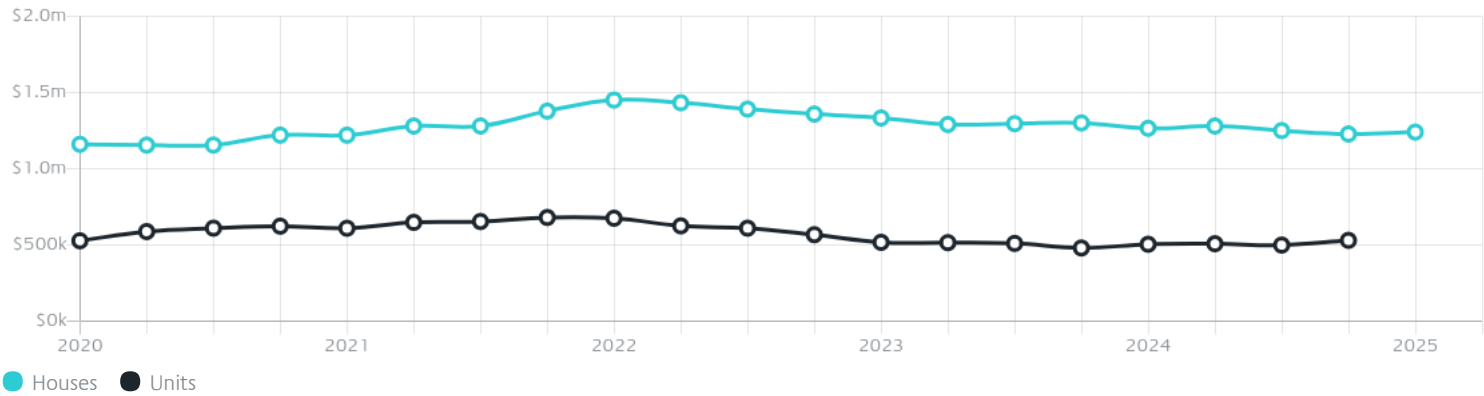
Median

\$530k

Quarterly Price Change

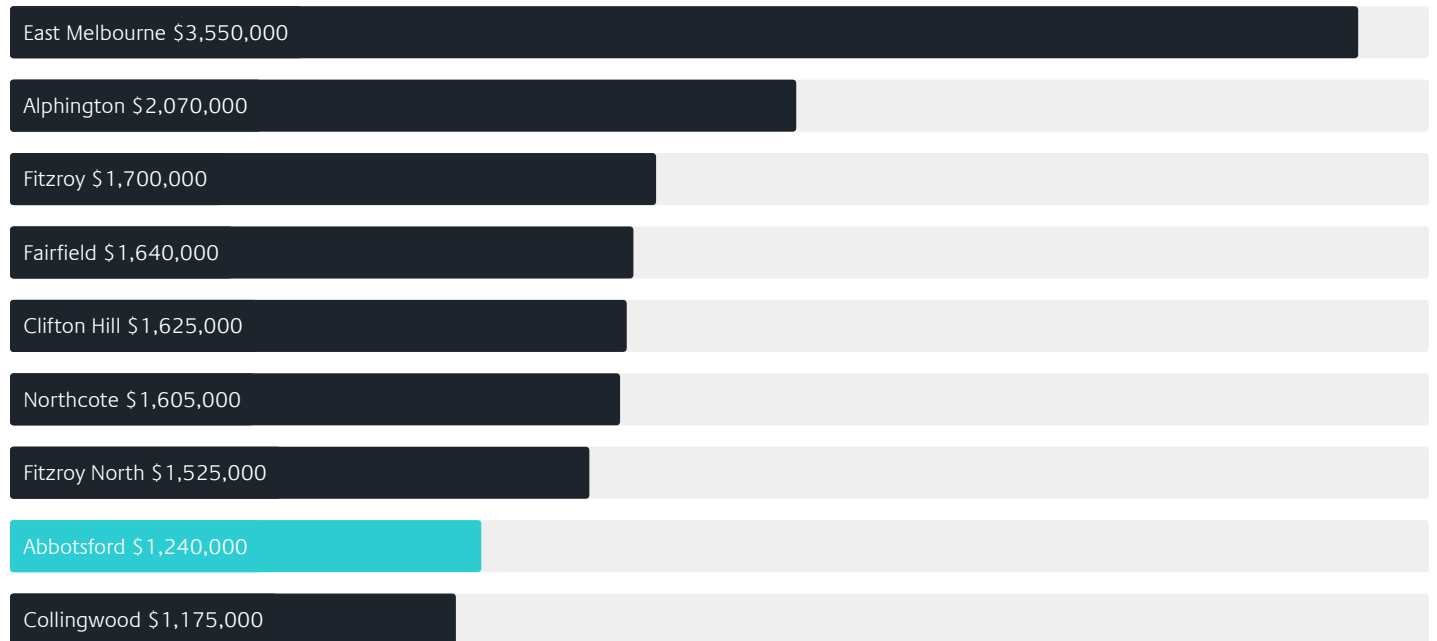
6.21% ↑

Quarterly Price Change*

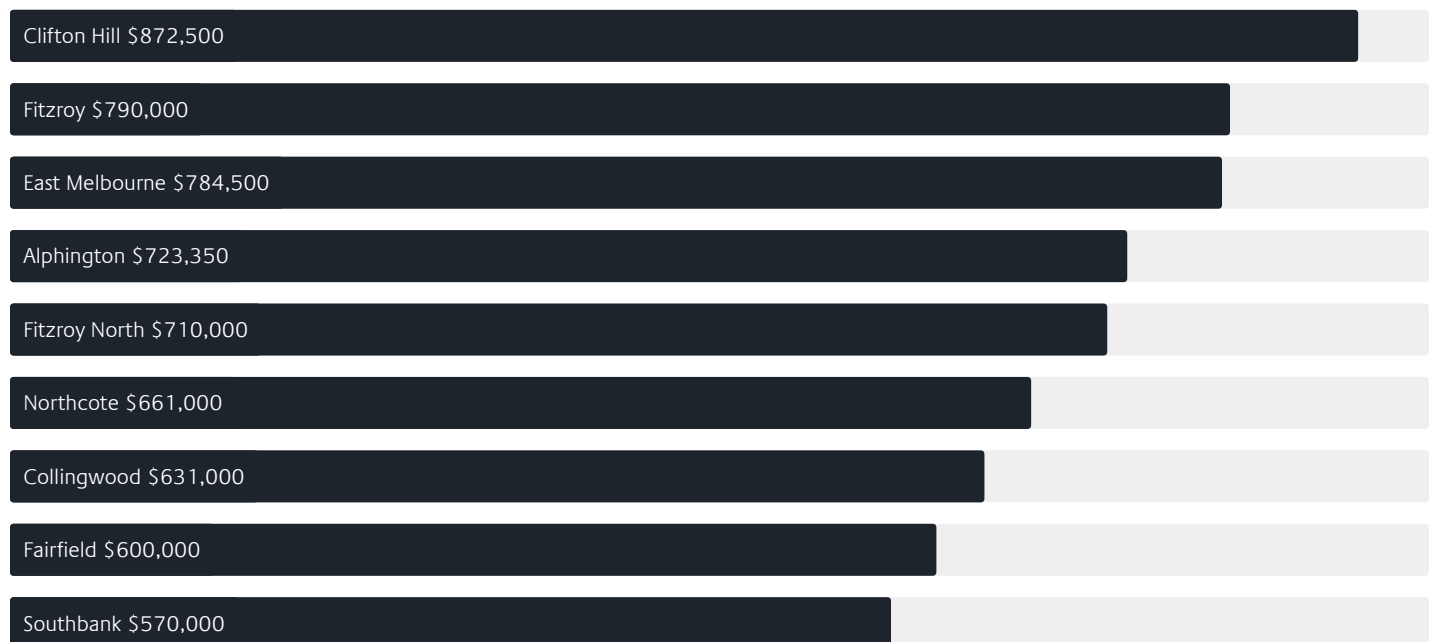


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 21%
● Private 79%

Auction Clearance Rate*

77.27%

Median Days on Market^

30 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*

\$793

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
 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
 226/1 Acacia Pl Abbotsford	1	Apartment	\$388,000	09 Apr 2025
 212/6 Acacia Pl Abbotsford	2	Apartment	\$1,000,000	08 Apr 2025
 17 Cooke St Abbotsford	3	House	\$1,620,000	08 Apr 2025
 209/12 Trenerry Cr Abbotsford	1	Apartment	\$400,000	07 Apr 2025
 609/4 Acacia Pl Abbotsford	2	Apartment	\$660,000	07 Apr 2025
 219/627 Victoria St Abbotsford	2	Apartment	\$645,000	05 Apr 2025
 240 Langridge St Abbotsford	3	Townhouse	\$1,151,000	04 Apr 2025
 13B/8 Trenerry Cr Abbotsford	1	Apartment	\$636,000	29 Mar 2025
 121/4 Acacia Pl Abbotsford	1	Apartment	\$315,000	28 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/29 Church St Abbotsford	2	Apartment	\$510,000	27 Mar 2025
 513/8 Grosvenor St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$575,000	27 Mar 2025
 611/615 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$300,000	24 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
 5/118 Vere St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$535,000	19 Mar 2025
 306/8 Grosvenor St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$370,000	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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 151 Yarra St Abbotsford	2	House	\$919,000	15 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
 1009/8 Grosvenor St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$450,000	14 Mar 2025
 817A/609 Victoria St Abbotsford	2	Apartment	\$622,000	13 Mar 2025
 923/627 Victoria St Abbotsford	1	Apartment	\$350,000	13 Mar 2025
 159 Nicholson St Abbotsford	2	House	\$1,385,000	12 Mar 2025
 517/20 Shamrock St Abbotsford	2	Apartment	\$385,000	11 Mar 2025
 707/8 Grosvenor St Abbotsford	2	Apartment	\$615,000	10 Mar 2025
 607/11 Flockhart St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$460,000	07 Mar 2025
 4/1 Turner St Abbotsford	2	Apartment	\$545,000	06 Mar 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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