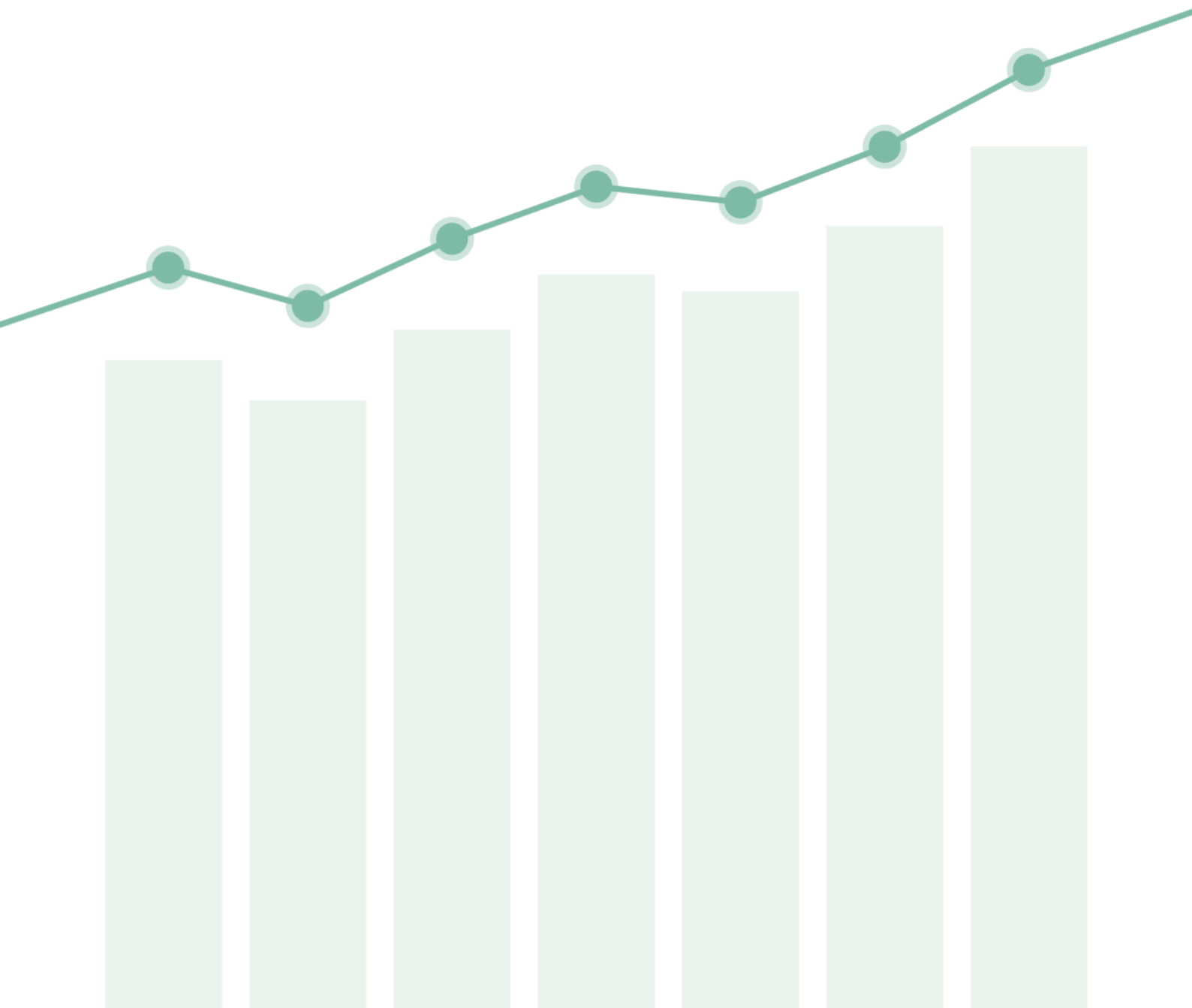


JellisCraig

ABBOTSFORD

Suburb Report

Know your neighbourhood.



ABBOTSFORD SUBURB REPORT

Median House Price*

Median

\$1.27m

Quarterly Price Change

2.81% ↑

Median Unit Price*

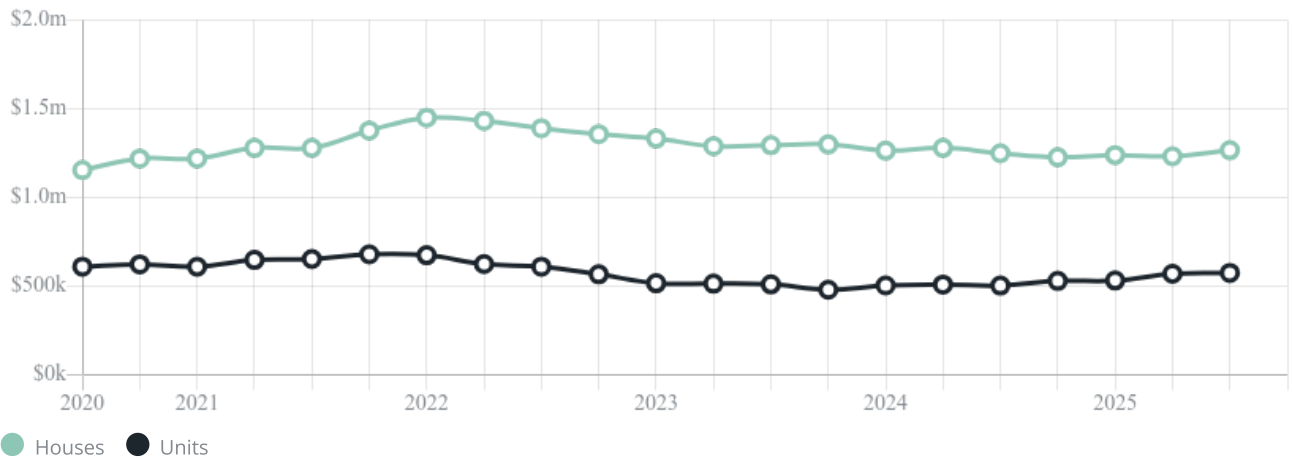
Median

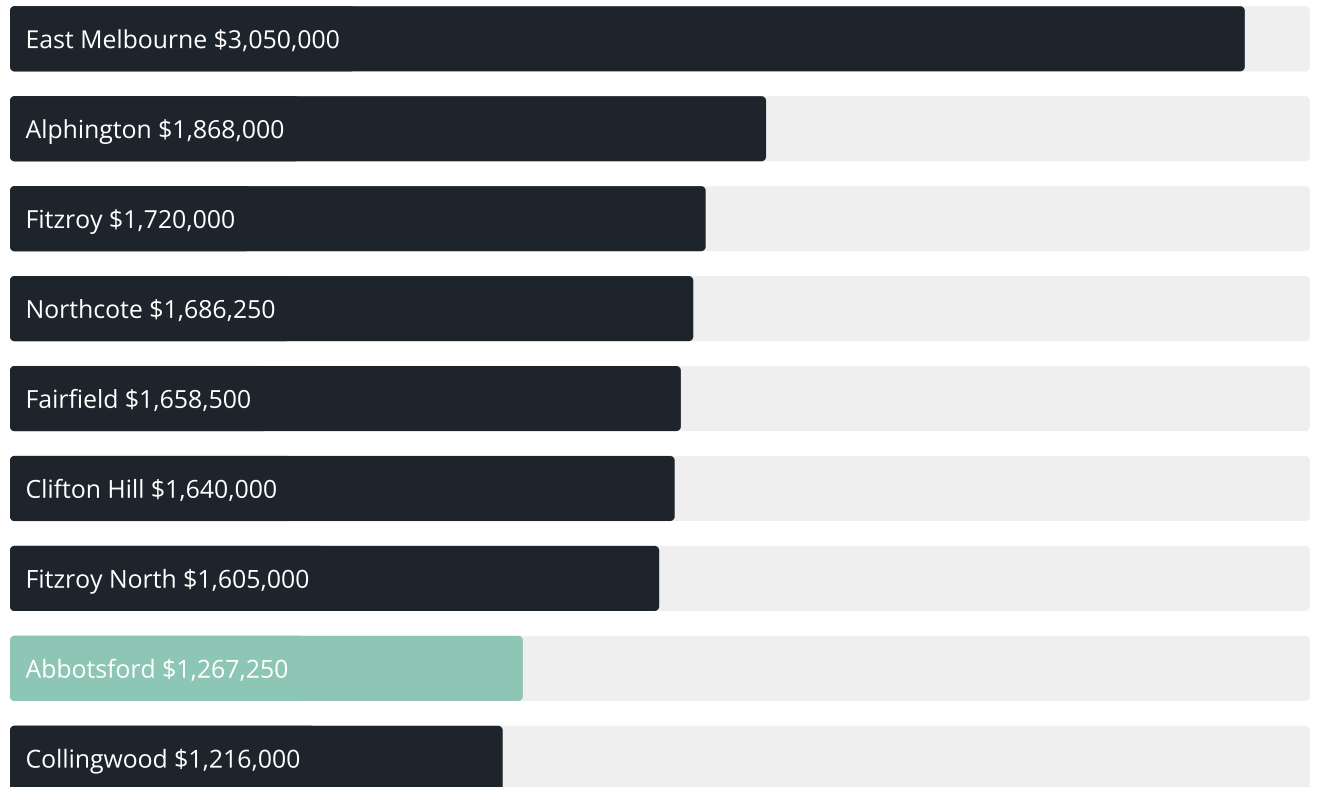
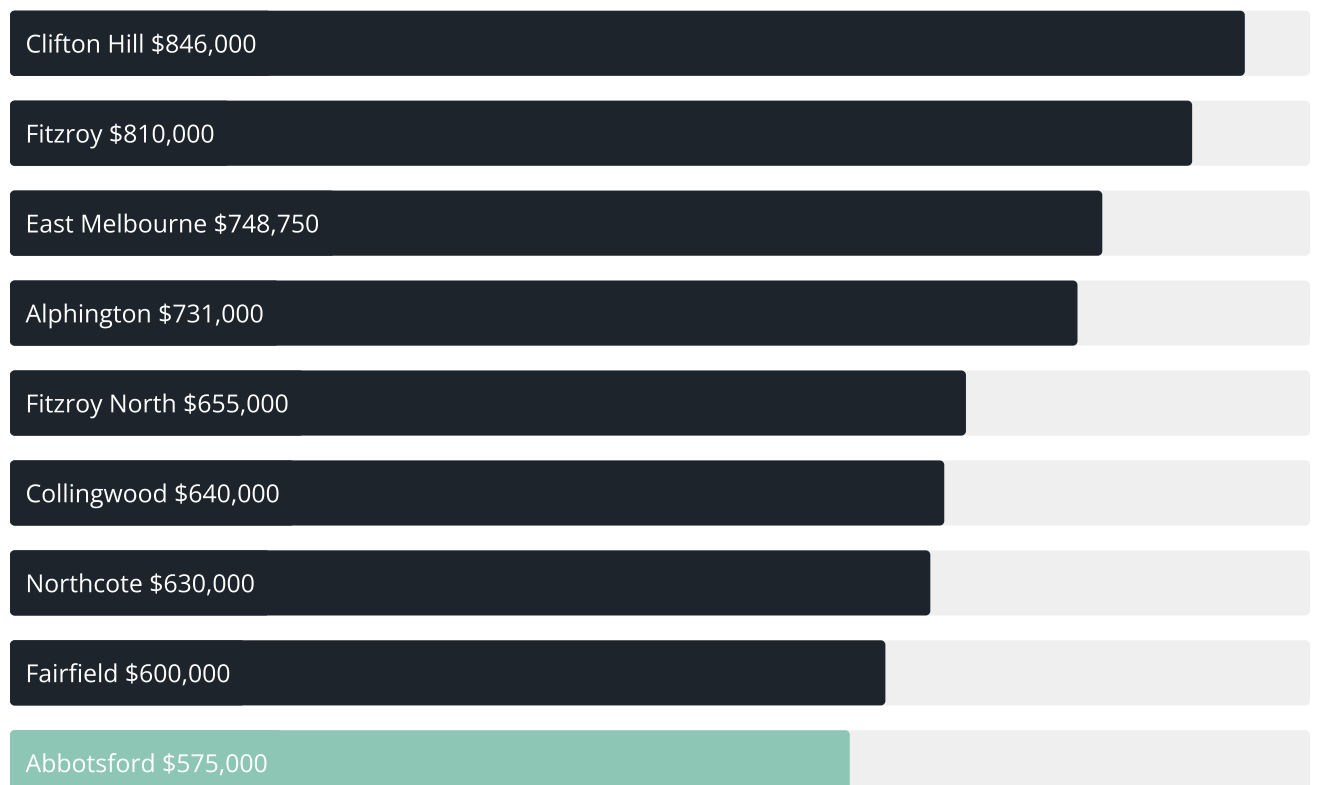
\$575k

Quarterly Price Change

0.87% ↑

Quarterly Price Change*



Median House Sale Price^{*}Median Unit Sale Price^{*}

ABBOTSFORD SUBURB REPORT

Sale Method^{*}

● Auction 25%

● Private 75%

Auction Clearance Rate^{*}

75%

Median Days on Market[^]

26 days

Average Hold Period^{*}

7.6 years

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

ABBOTSFORD SUBURB REPORT

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

Address	Bedrooms	Type	Price	Sold
 224/6 Acacia Pl Abbotsford	0	Apartment	\$300,000	30 Oct 2025
 305B/609 Victoria St Abbotsford	1	Apartment	\$400,000	27 Oct 2025
 402/10 Trenerry Cr Abbotsford	2	Apartment	\$460,000	27 Oct 2025
 14 Turner St Abbotsford	5	House	\$4,360,000	25 Oct 2025
 11 Paterson St Abbotsford	2	House	\$1,305,000	25 Oct 2025
 306/88 Trenerry Cr Abbotsford	2	Apartment	\$755,000	20 Oct 2025
 109/63 William St Abbotsford	2	Apartment	\$762,500	20 Oct 2025
 303/20 Shamrock St Abbotsford	1	Apartment	\$370,000	17 Oct 2025
 302/12 Trenerry Cr Abbotsford	2	Apartment	\$595,000	16 Oct 2025
 712/1 Acacia Pl Abbotsford	2	Apartment	\$700,000	16 Oct 2025

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 812/251 Johnston St Abbotsford	1	Apartment	\$480,000	11 Oct 2025
 2/88 Trenerry Cr Abbotsford	2	Apartment	\$657,000	11 Oct 2025
 17 William St Abbotsford	2	House	\$1,006,000	11 Oct 2025
 61/80 Trenerry Cr Abbotsford	1	Apartment	\$537,000	08 Oct 2025
 4/5-7 Princes St Abbotsford	1	Apartment	\$305,000	04 Oct 2025
 32 Studley St Abbotsford	3	House	\$1,250,000	04 Oct 2025
 6/18-22 Nicholson St Abbotsford	2	Apartment	\$565,000	30 Sep 2025
 702/649 Victoria St Abbotsford	3	Subdivided Unit/Villa/Townhouse	\$5,300,000	24 Sep 2025
 415A/609 Victoria St Abbotsford	2	Apartment	\$727,500	23 Sep 2025
 B107/10 Trenerry Cr Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$540,000	23 Sep 2025

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 70 Stafford St Abbotsford	2	House	\$1,413,000	20 Sep 2025
 12a Princes St Abbotsford	3	Townhouse (Conjoined)	\$1,045,000	15 Sep 2025
 6/659 Victoria St Abbotsford	3	Apartment	\$1,675,000	13 Sep 2025
 1 Park St Abbotsford	4	House	\$1,955,000	13 Sep 2025
 220/20 Shamrock St Abbotsford	2	Apartment	\$330,000	11 Sep 2025
 104/5 Flockhart St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$460,000	11 Sep 2025
 305/63 William St Abbotsford	2	Apartment	\$710,000	10 Sep 2025
 203/1 Acacia Pl ABBOTSFORD	1	Apartment	\$300,000	10 Sep 2025
 302/1 Acacia Pl Abbotsford	1	Apartment	\$297,500	09 Sep 2025
 720/627 Victoria St Abbotsford	2	Apartment	\$650,000	08 Sep 2025



Richmond Office
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Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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