

JellisCraig

ABBOTSFORD

Suburb Report

Know your neighbourhood.



ABBOTSFORD SUBURB REPORT

Median House Price*

Median

\$1.23m

Quarterly Price Change

-0.60% ↓

Median Unit Price*

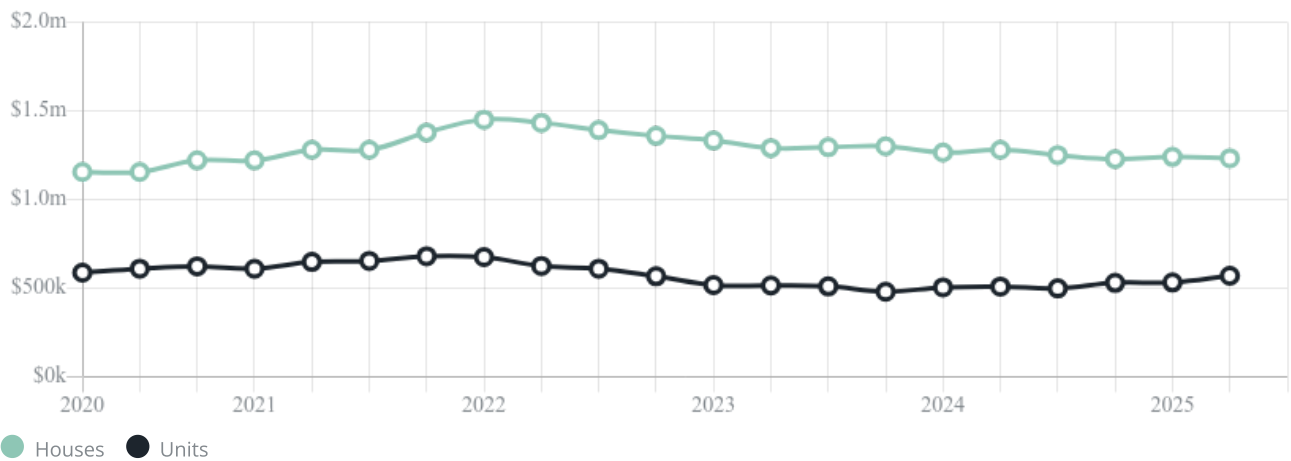
Median

\$570k

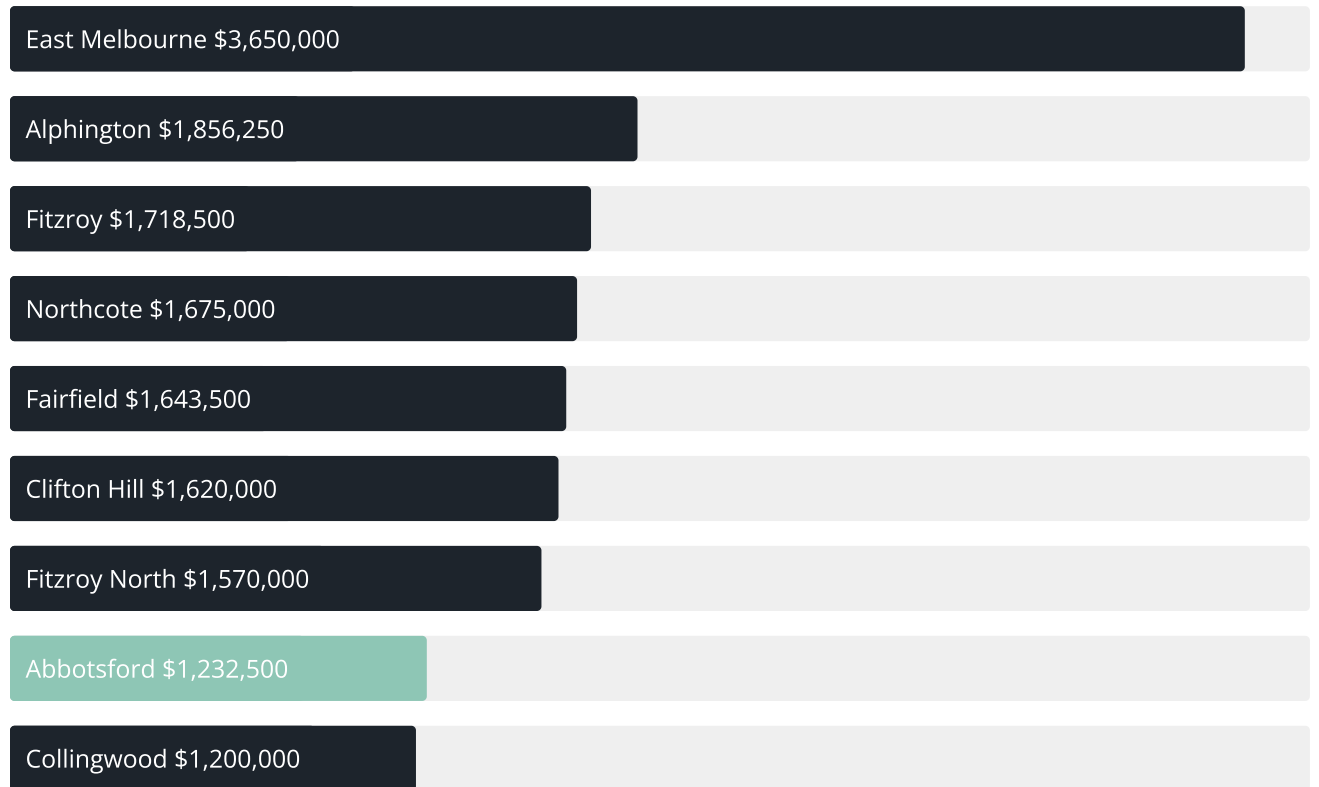
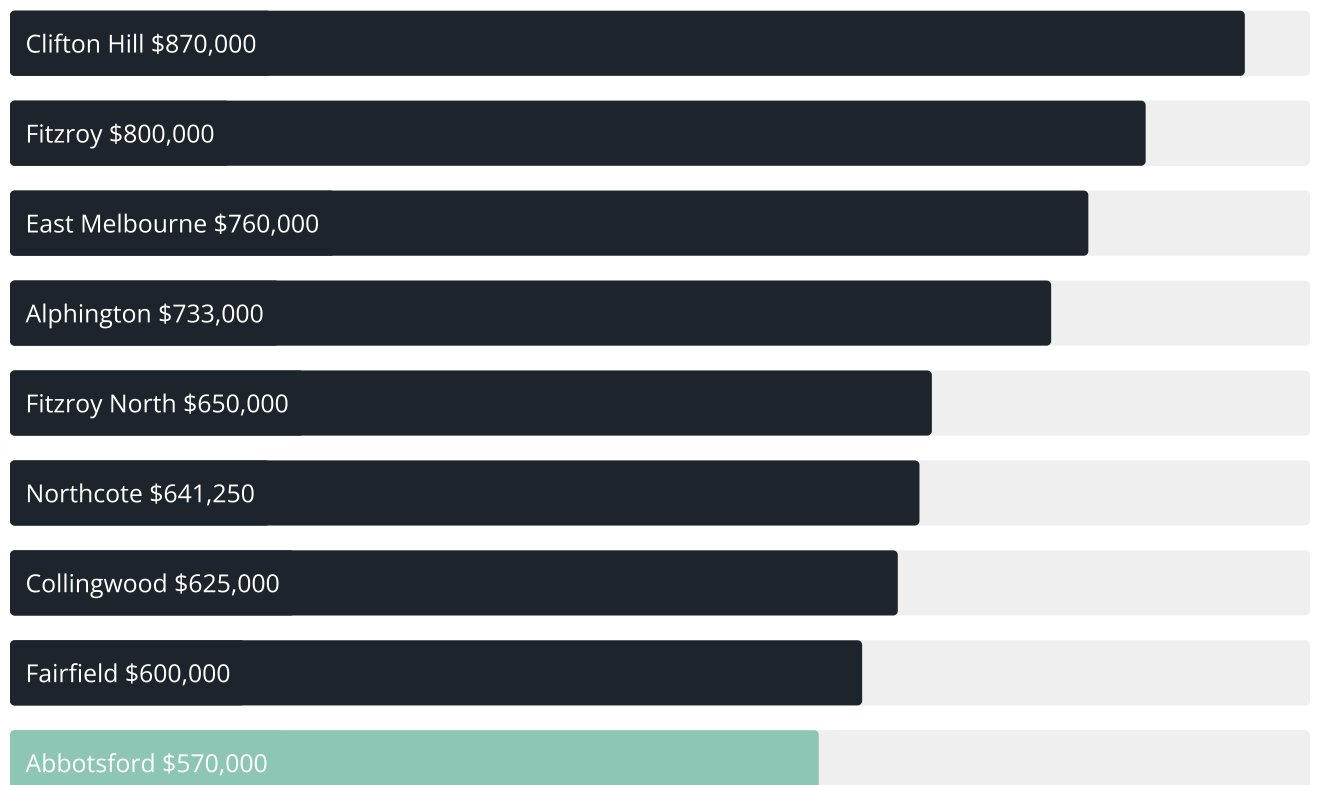
Quarterly Price Change

7.14% ↑

Quarterly Price Change*



ABBOTSFORD SUBURB REPORT

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

ABBOTSFORD SUBURB REPORT

Sale Method*



● Auction 19%

● Private 81%

Auction Clearance Rate*

66.67%

Median Days on Market^

33 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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 70 Stafford St Abbotsford	2	House	\$1,413,000	20 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
 203R/88 Trenerry Cr Abbotsford	1	Apartment	\$477,000	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
 720/627 Victoria St Abbotsford	2	Apartment	\$650,000	08 Sep 2025
 6 Princes St Abbotsford	3	House	\$1,274,000	03 Sep 2025
 21/85 Nicholson St Abbotsford	3	Apartment	\$965,000	02 Sep 2025

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9/165 Gipps St Abbotsford	2	Apartment	\$731,000	30 Aug 2025
 713/251 Johnston St Abbotsford	1	Apartment	\$460,000	25 Aug 2025
 706/4 Acacia Pl Abbotsford	2	Apartment	\$588,000	25 Aug 2025
 52b Yarra St Abbotsford	3	Townhouse	\$1,370,000	16 Aug 2025
 603/6 Acacia Pl Abbotsford	1	Apartment	\$420,000	13 Aug 2025
 202/5 Flockhart St Abbotsford	3	Apartment	\$555,000	13 Aug 2025
 114/13 Acacia Pl Abbotsford	1	Apartment	\$372,500	12 Aug 2025
 601/4 Acacia Pl Abbotsford	1	Apartment	\$300,000	11 Aug 2025
 1/87-89 Stafford St Abbotsford	1	Apartment	\$340,000	11 Aug 2025
 901/627 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$529,500	04 Aug 2025

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/627 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$490,000	04 Aug 2025
 14 Cooke St ABBOTSFORD	3	House	\$1,440,000	03 Aug 2025
 306/11 Flockhart St Abbotsford	2	Apartment	\$424,000	01 Aug 2025
 621/4 Acacia Pl Abbotsford	1	Apartment	\$380,000	31 Jul 2025
 914/615 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$350,000	28 Jul 2025
 18/11 Flockhart St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$460,000	28 Jul 2025
 518/6 Acacia Pl Abbotsford	1	Apartment	\$355,000	27 Jul 2025
 31 Turner St Abbotsford	4	House	\$2,085,000	26 Jul 2025
 118/11 Flockhart St Abbotsford	2	Apartment	\$468,500	25 Jul 2025
 106/56 Nicholson St Abbotsford	1	Apartment	\$510,000	24 Jul 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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