

JellisCraig

ABBOTSFORD

Suburb Report

Know your neighbourhood.



ABBOTSFORD SUBURB REPORT

Median House Price*

Median

\$1.23m

Quarterly Price Change

-0.60% ↓

Median Unit Price*

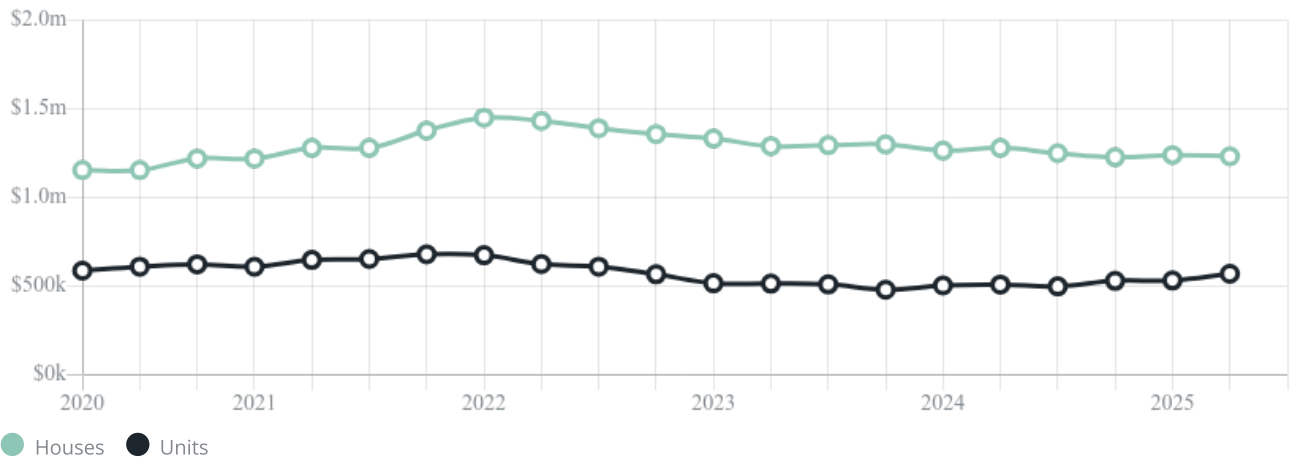
Median

\$570k

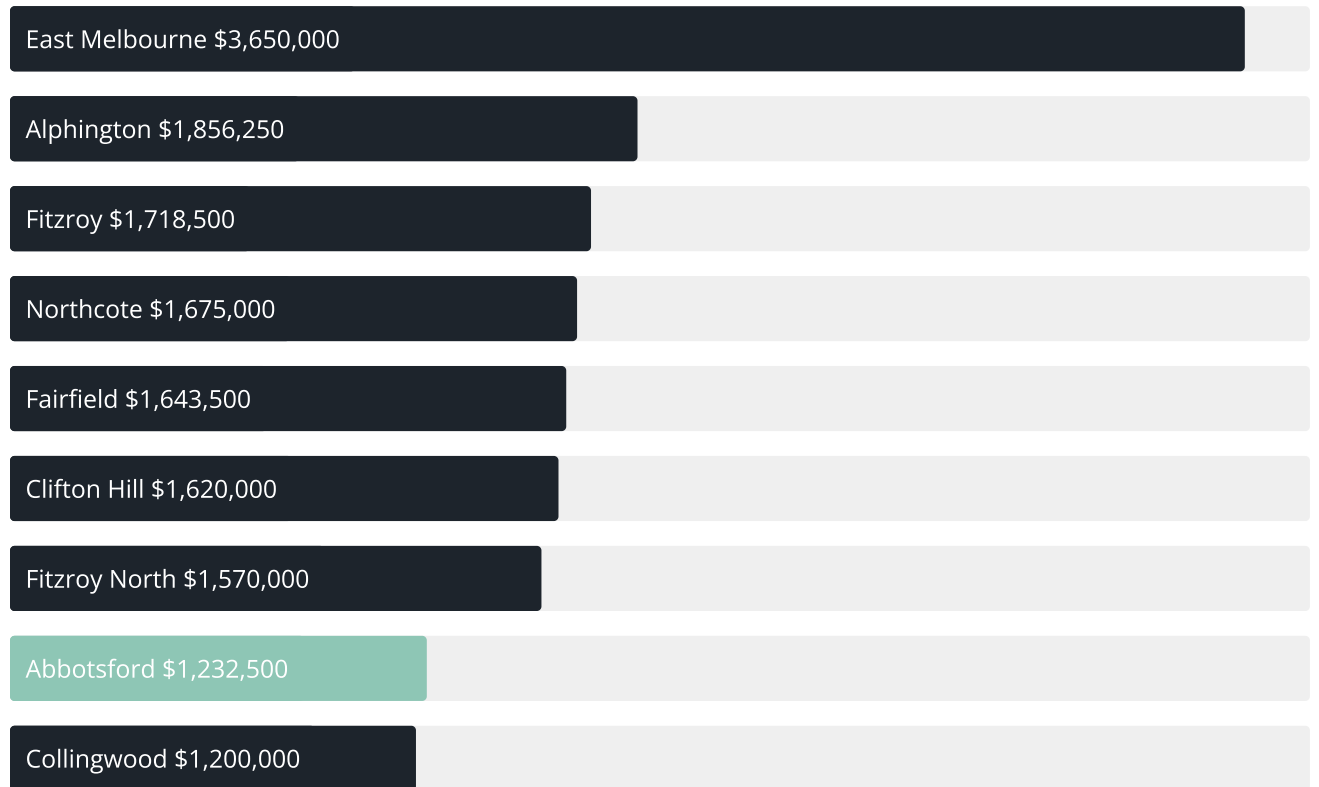
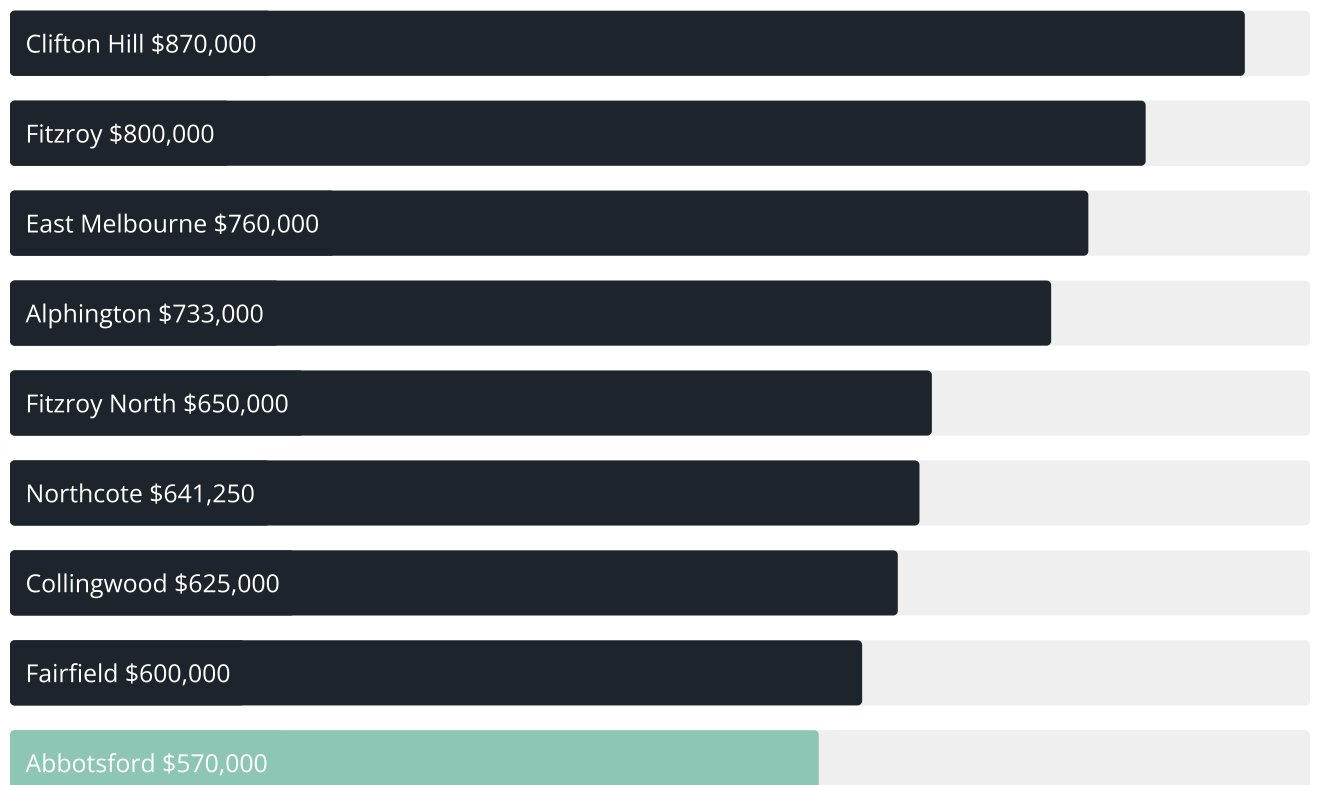
Quarterly Price Change

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*

69.23%

Median Days on Market^

36 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









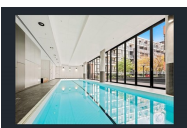

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 1/87-89 Stafford St Abbotsford	1	Apartment	\$340,000	11 Aug 2025
 601/4 Acacia Pl Abbotsford	1	Apartment	\$300,000	11 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
 518/6 Acacia Pl Abbotsford	1	Apartment	\$355,000	27 Jul 2025

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 31 Turner St Abbotsford	4	House	\$2,085,000	26 Jul 2025
 106/56 Nicholson St Abbotsford	1	Apartment	\$510,000	24 Jul 2025
 103/251 Johnston St Abbotsford	3	Apartment	\$1,175,000	24 Jul 2025
 206/6 Acacia Pl Abbotsford	2	Apartment	\$625,000	23 Jul 2025
 109/118 Vere St Abbotsford	2	Apartment	\$720,000	19 Jul 2025
 321/11 Flockhart St Abbotsford	3	Apartment	\$760,000	16 Jul 2025
 102/316 Johnston St Abbotsford	2	Apartment	\$650,000	16 Jul 2025
 622/4 Acacia Pl Abbotsford	2	Apartment	\$610,000	15 Jul 2025
 22 Peters La Abbotsford	3	House	\$1,034,000	15 Jul 2025
 201/649 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$967,500	15 Jul 2025

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Address	Bedrooms	Type	Price	Sold
 8 Thompson St Abbotsford	3	House	\$1,550,000	12 Jul 2025
 97 Nicholson St Abbotsford	3	House	\$1,440,000	11 Jul 2025
 702/251 Johnston St Abbotsford	2	Apartment	\$727,000	10 Jul 2025
 209/11 Flockhart St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$545,000	07 Jul 2025
 1/165 Gipps St Abbotsford	2	Apartment	\$625,000	05 Jul 2025
 814/4 Acacia Pl Abbotsford	1	Apartment	\$300,000	03 Jul 2025
 65b Park St Abbotsford	3	Townhouse (Conjoined)	\$1,450,000	01 Jul 2025
 513/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$520,000	30 Jun 2025
 322/11 Flockhart St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$398,000	26 Jun 2025
 114/125 Turner St Abbotsford	2	Apartment	\$900,000	25 Jun 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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