

# JellisCraig

ABBOTSFORD

## Suburb Report

Know your neighbourhood.



ABBOTSFORD SUBURB REPORT

Median House Price\*

Median

\$1.27m

Quarterly Price Change

2.81% ↑

Median Unit Price\*

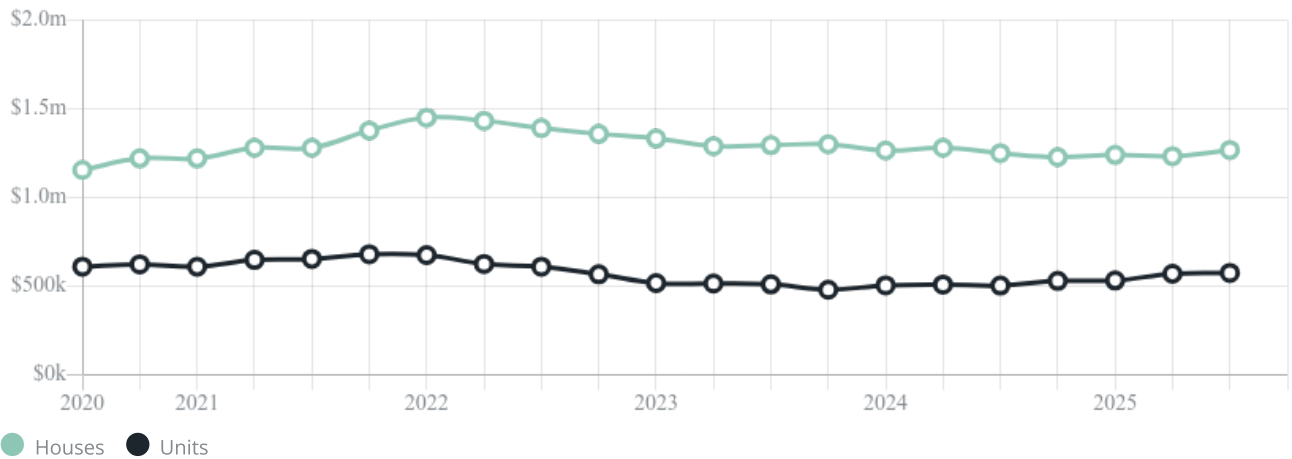
Median

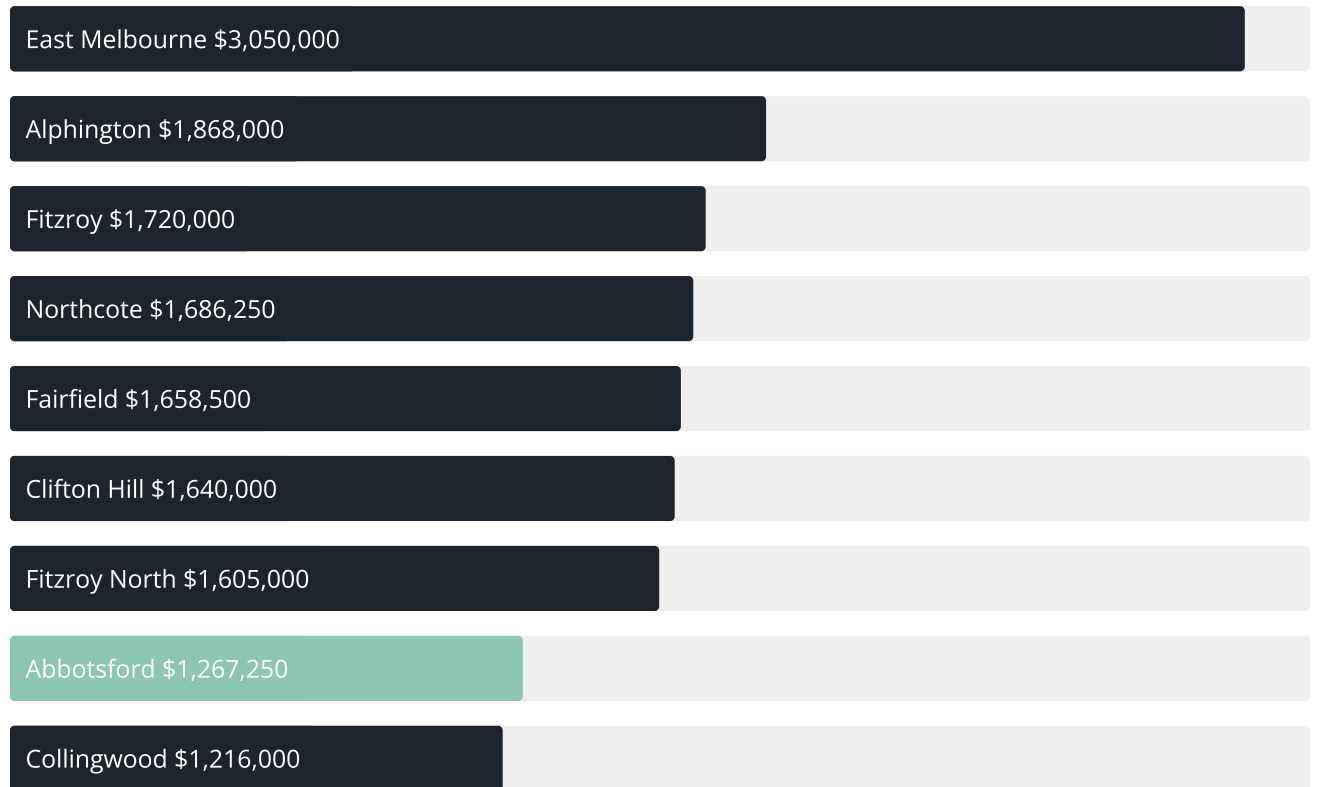
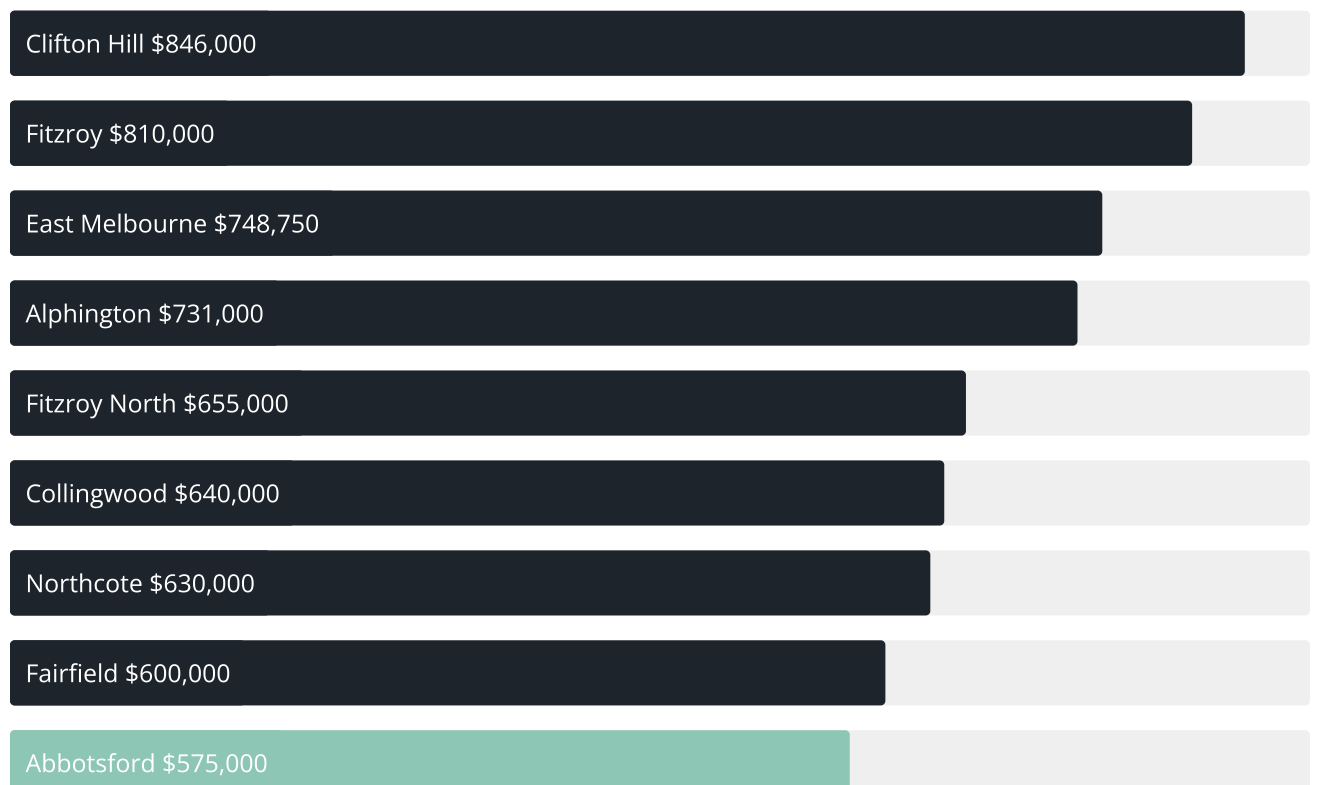
\$575k

Quarterly Price Change

0.87% ↑

Quarterly Price Change\*



Median House Sale Price<sup>\*</sup>Median Unit Sale Price<sup>\*</sup>

## ABBOTSFORD SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 27%

● Private 73%

Auction Clearance Rate<sup>\*</sup>

84%

Median Days on Market<sup>^</sup>

24 days

Average Hold Period<sup>\*</sup>

7.6 years

Dwelling Type<sup>^</sup>

● Houses 10%

● Units 90%

Ownership<sup>^</sup>

● Owned Outright 17%

● Mortgaged 30%

● Rented 53%

Population<sup>^</sup>

9,088

Median Asking Rent per week<sup>\*</sup>

\$800

Population Growth<sup>^</sup>

11.05%

Rental Yield<sup>\*</sup>

3.34%

Median Age<sup>^</sup>











33 years

Median Household Size<sup>^</sup>











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](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 99 Yarra St Abbotsford	2	House	\$1,513,000	29 Nov 2025
 220/13 Acacia Pl Abbotsford	2	Apartment	\$645,000	27 Nov 2025
 96 Yarra St Abbotsford	3	House	\$2,196,000	22 Nov 2025
 4/125 Turner St Abbotsford	1	Apartment	\$405,000	20 Nov 2025
 401/119 Turner St Abbotsford	2	Apartment	\$749,000	15 Nov 2025
 38 Albert St Abbotsford	2	House	\$1,077,000	15 Nov 2025
 9 Abbotsford St Abbotsford	3	House	\$1,522,000	15 Nov 2025
 804/6 Acacia Pl Abbotsford	2	Apartment	\$701,000	13 Nov 2025
 208/118 Vere St Abbotsford	2	Apartment	\$750,000	12 Nov 2025
 801/10 Trenerry Cr Abbotsford	1	Apartment	\$430,000	08 Nov 2025

## ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 305B/609 Victoria St Abbotsford	1	Apartment	\$400,000	27 Oct 2025
 402/10 Trenerry Cr Abbotsford	2	Apartment	\$460,000	27 Oct 2025
 8 Stafford St Abbotsford	2	House	\$900,000	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
 27 Greenwood St Abbotsford	3	House	\$1,392,000	20 Oct 2025
 614/627 Victoria St Abbotsford	2	Apartment	\$720,000	20 Oct 2025
 78/80 Trenerry Cr Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$547,000	19 Oct 2025

## ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 303/20 Shamrock St Abbotsford	1	Apartment	\$370,000	17 Oct 2025
 506/251 Johnston St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$660,000	17 Oct 2025
 809/11 Shamrock St Abbotsford	1	Apartment	\$331,888	17 Oct 2025
 712/1 Acacia Pl Abbotsford	2	Apartment	\$700,000	16 Oct 2025
 812/251 Johnston St Abbotsford	1	Apartment	\$480,000	11 Oct 2025
 97 Little Charles St Abbotsford	2	House	\$1,440,000	11 Oct 2025
 17 William St Abbotsford	2	House	\$1,006,000	11 Oct 2025
 2/88 Trenerry Cr Abbotsford	2	Apartment	\$657,000	11 Oct 2025
 61/80 Trenerry Cr Abbotsford	1	Apartment	\$537,000	08 Oct 2025
 1/144 Yarra St Abbotsford	3	Flat/Unit/Apartment	\$1,270,000	07 Oct 2025



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[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/12/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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