



Abbotsford

Suburb Report



Your connection to property insights



JellisCraig

ABBOTSFORD SUBURB REPORT

Median house price¹

Median

\$1.44m

Quarterly price change

4.25% ↑

Median unit price¹

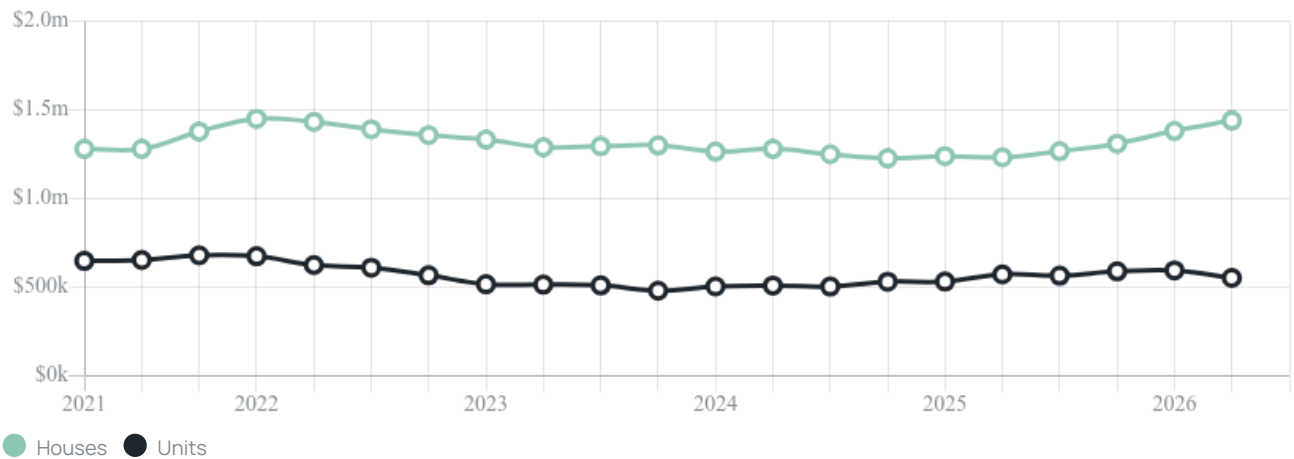
Median

\$553k

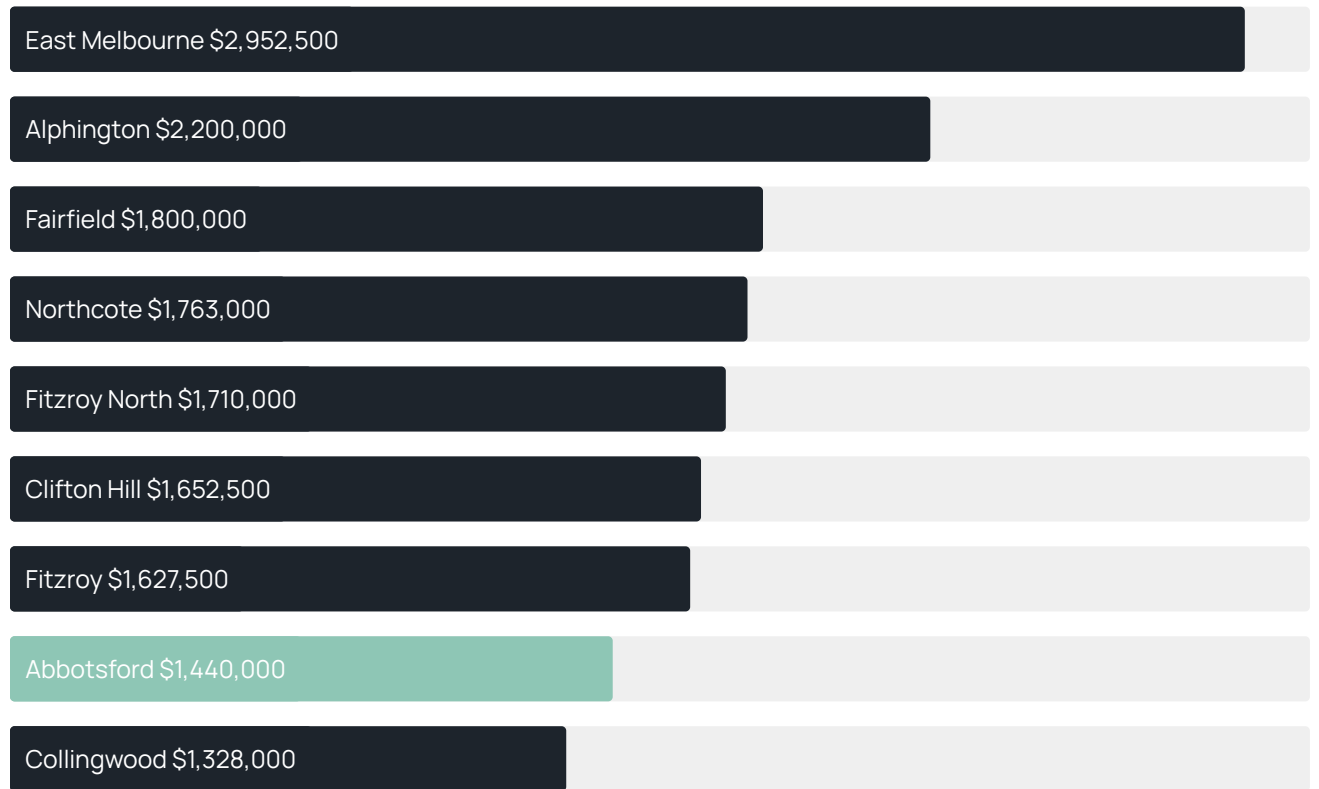
Quarterly price change

-7.14% ↓

Quarterly price change¹



ABBOTSFORD SUBURB REPORT

Median house price¹Median unit price¹

Sale method²

● Auction 23%
● Private 77%

Auction clearance rate³

70.59%

Median days on market³

28 days

Jellis Craig average inspection attendance per listing⁴

28 groups

Average hold period¹

7.6 years

Dwelling type⁵

● Houses 10% ● Units 90%

Ownership⁵

● Owned outright 17% ● Mortgaged 30% ● Rented 53%

Population⁵

9,088

Median asking rent¹

\$850 per week

Population growth⁵

11.05%

Rental yield¹

3.34%

Median age⁵

33 years

Median household size⁵

1.9 people

ABBOTSFORD SUBURB REPORT

Recent Abbotsford sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 106 Charles St Abbotsford	2	House	\$1,360,000	25 Jul 2026
 202/10 Trenerri Cr Abbotsford	1	Apartment	\$450,000	24 Jul 2026
 24/84 Trenerri Cr Abbotsford	2	Townhouse	\$865,000	24 Jul 2026
 95b Park St Abbotsford	2	Townhouse	\$1,100,000	07 Jul 2026
 519/20 Shamrock St Abbotsford	2	Apartment	\$404,500	02 Jul 2026
 29 Charles St Abbotsford	3	House	\$920,000	27 Jun 2026
 416/20 Shamrock St Abbotsford	2	Apartment	\$390,000	27 Jun 2026
 119/6 Acacia Pl Abbotsford	1	Apartment	\$383,500	22 Jun 2026
 6/80 Trenerri Cr Abbotsford	1	Townhouse	\$534,500	20 Jun 2026
 1/1 Turner St Abbotsford	2	Apartment	\$597,500	19 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 707/1 Acacia Pl Abbotsford	1	Apartment	\$365,000	19 Jun 2026
 5 Mollison St Abbotsford	3	House	\$1,295,000	13 Jun 2026
 101 Turner St Abbotsford	5	House	\$2,201,000	13 Jun 2026
 812/11 Shamrock St Abbotsford	1	Apartment	\$320,000	10 Jun 2026
 2/82 Trenerry Cr Abbotsford	3	Townhouse	\$1,410,000	09 Jun 2026
 104/4 Acacia Pl Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$365,000	07 Jun 2026
 214/1 Acacia Pl Abbotsford	1	Apartment	\$325,000	05 Jun 2026
 169 Gipps St Abbotsford	3	House	\$625,000	05 Jun 2026
 274 Langridge St Abbotsford	2	House	\$1,340,000	02 Jun 2026
 505A/609 Victoria St Abbotsford	2	Apartment	\$618,000	01 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 101/20 Shamrock St Abbotsford	2	Apartment	\$491,000	01 Jun 2026
 3/1 Valiant St Abbotsford	2	Apartment	\$609,000	30 May 2026
 104 Little Charles St Abbotsford	2	Townhouse	\$940,000	27 May 2026
 107/56 Nicholson St Abbotsford	1	Apartment	\$510,000	26 May 2026
 102/11 Flockhart St Abbotsford	2	Apartment	\$505,000	26 May 2026
 413/4 Acacia Pl Abbotsford	2	Apartment	\$550,000	26 May 2026
 10/8 Grosvenor St Abbotsford	2	Apartment	\$550,000	26 May 2026
 824/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$870,000	25 May 2026
 430/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$545,000	25 May 2026
 8 Murray St Abbotsford	2	House	\$1,400,000	22 May 2026



Jellis Craig Richmond
57-59 Bridge Road, Richmond
03 9428 3333

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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