



Abbotsford

# Suburb Report



Your connection to property insights



JellisCraig

ABBOTSFORD SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.31m

Quarterly price change

3.37% ↑

Median unit price<sup>1</sup>

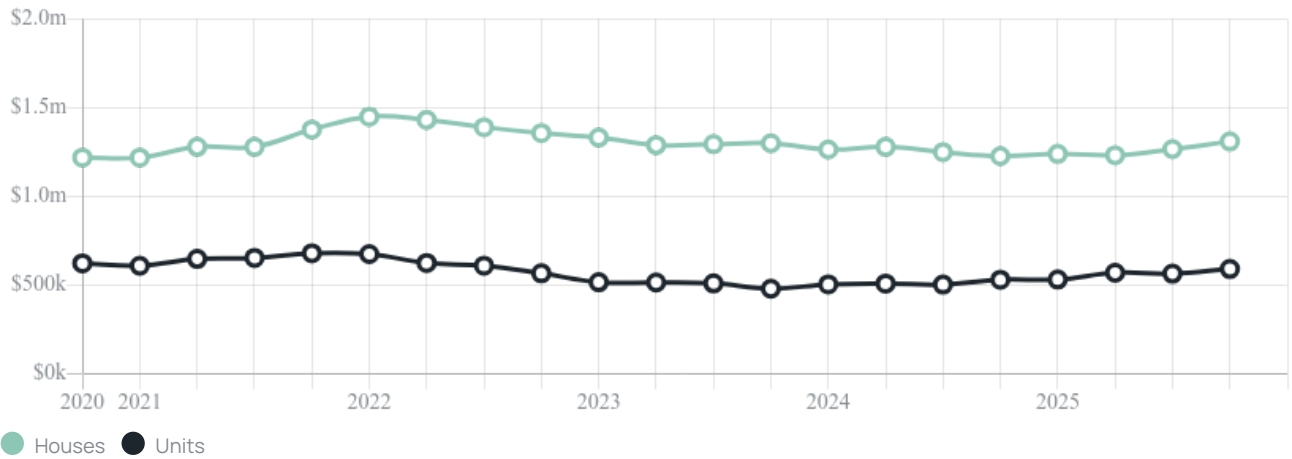
Median

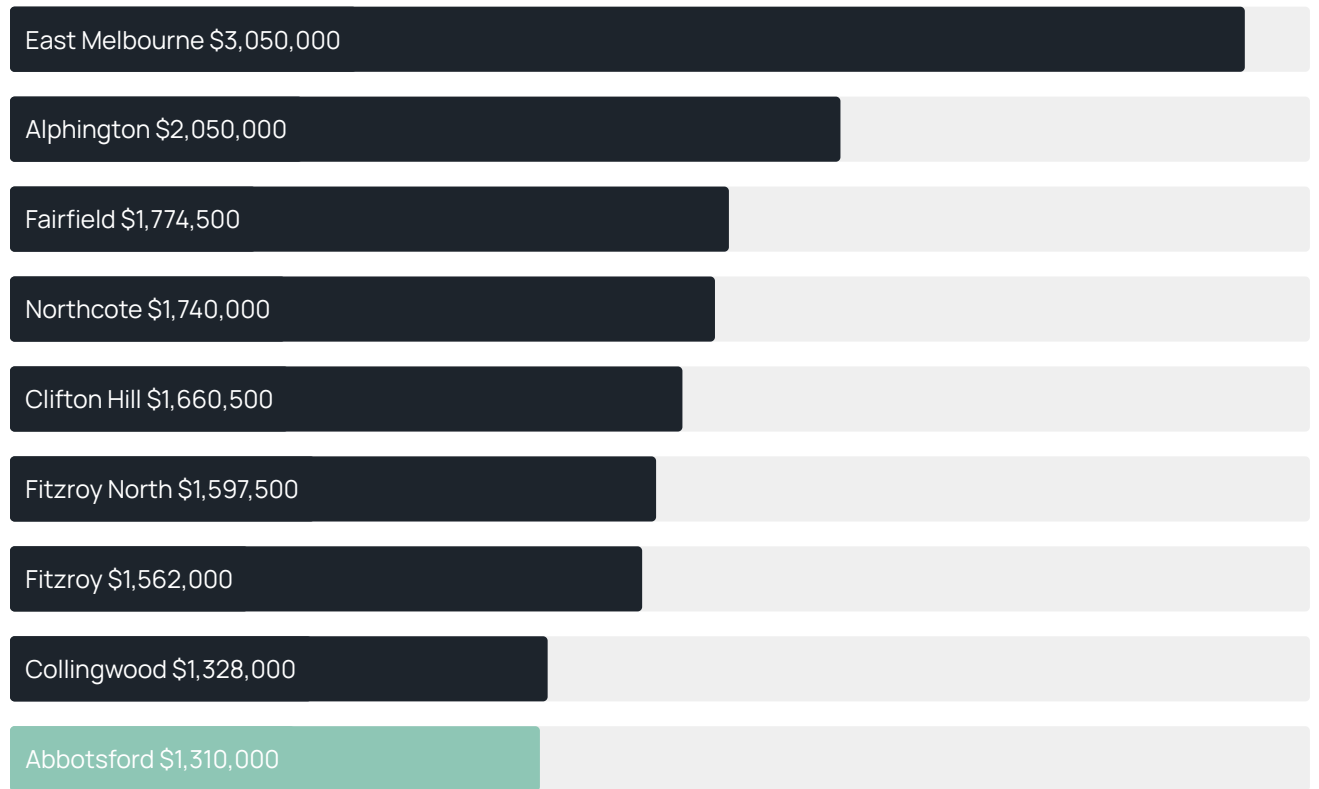
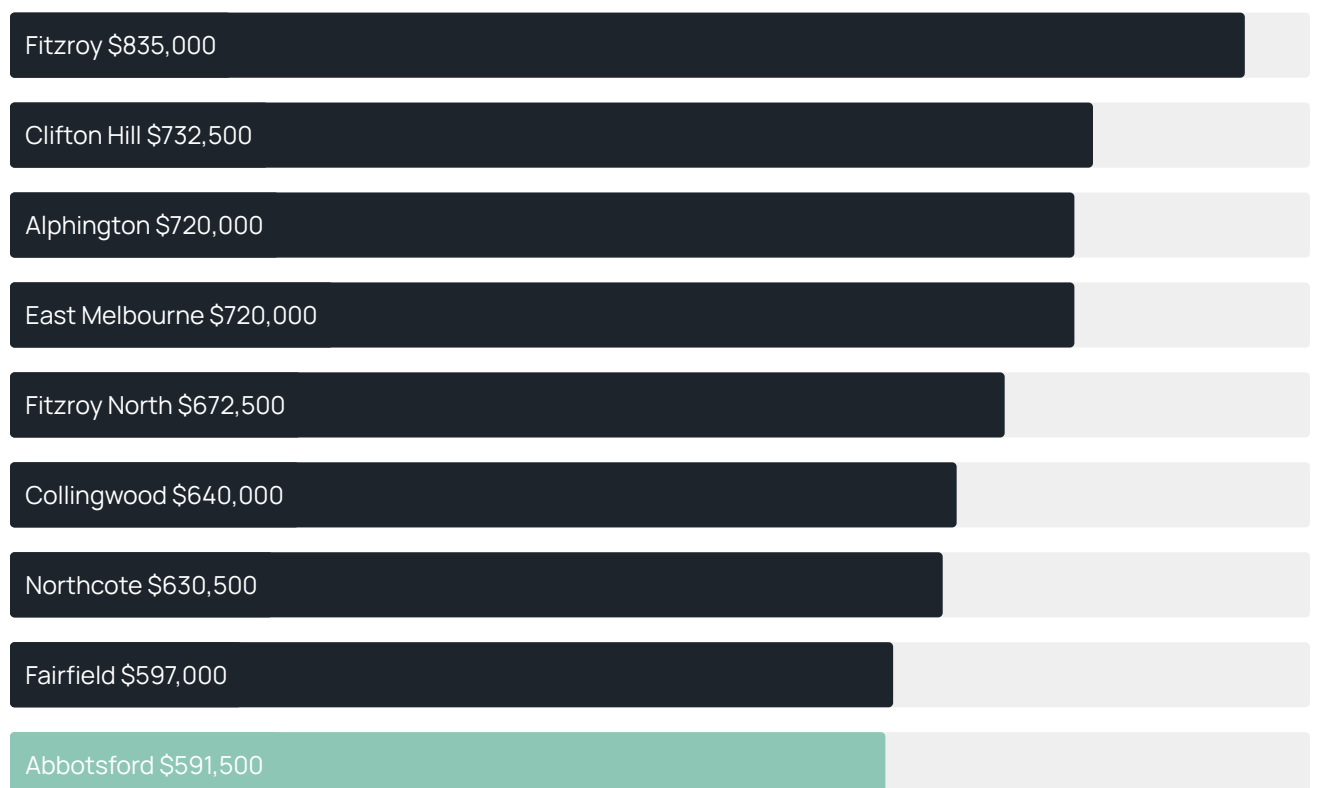
\$592k

Quarterly price change

4.69% ↑

Quarterly price change<sup>1</sup>



Median house price<sup>1</sup>Median unit price<sup>1</sup>

Sale method<sup>2</sup>

● Auction 27%  
● Private 73%

Auction clearance rate<sup>3</sup>

90%

Median days on market<sup>3</sup>

24 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

24 groups

Average hold period<sup>1</sup>

7.6 years

Dwelling type<sup>5</sup>

● Houses 10% ● Units 90%

Ownership<sup>5</sup>

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

Population<sup>5</sup>

9,088

Median asking rent<sup>1</sup>

\$840 per week

Population growth<sup>5</sup>

11.05%

Rental yield<sup>1</sup>

3.34%

Median age<sup>5</sup>

33 years











Median household size<sup>5</sup>

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](https://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 402/10 Trenerry Cr Abbotsford	2	Apartment	\$465,000	30 Jan 2026
 306A/8 Grosvenor St Abbotsford	2	Apartment	\$468,000	21 Jan 2026
 5/1 Valiant St Abbotsford	1	Apartment	\$413,000	12 Jan 2026
 301/1 Turner St Abbotsford	1	Apartment	\$480,000	24 Dec 2025
 203/14 Trenerry Cr Abbotsford	2	Apartment	\$855,000	23 Dec 2025
 232/20 Shamrock St Abbotsford	2	Apartment	\$545,000	22 Dec 2025
 1/36 Stafford St Abbotsford	4	Townhouse	\$950,000	18 Dec 2025
 215/20 Shamrock St Abbotsford	2	Apartment	\$355,000	17 Dec 2025
 53 Nicholson St Abbotsford	3	House	\$1,120,000	15 Dec 2025
 220/15 Lithgow St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$930,000	13 Dec 2025

## ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 145 Yarra St Abbotsford	2	House	\$950,000	13 Dec 2025
 2a Park St Abbotsford	3	Townhouse	\$1,260,000	11 Dec 2025
 7/20-22 Valiant St ABBOTSFORD	1	Apartment	\$370,000	09 Dec 2025
 1/14 Albert St ABBOTSFORD	2	Apartment	\$490,000	06 Dec 2025
 101/120 Gipps St Abbotsford	2	Apartment	\$600,000	05 Dec 2025
 608/615 Victoria St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$561,500	04 Dec 2025
 25 Church St Abbotsford	3	Townhouse	\$1,255,000	04 Dec 2025
 35 Trenerry Cr Abbotsford	2	House	\$1,518,000	03 Dec 2025
 802A/609 Victoria St Abbotsford	2	Apartment	\$540,000	01 Dec 2025
 802/1 Acacia Pl Abbotsford	1	Apartment	\$305,000	01 Dec 2025

## ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20 Turner St Abbotsford	3	Townhouse	\$1,225,000	29 Nov 2025
 99 Yarra St Abbotsford	2	House	\$1,513,000	29 Nov 2025
 79 Nicholson St Abbotsford	2	Townhouse	\$935,000	29 Nov 2025
 83 Park St Abbotsford	2	House	\$901,000	27 Nov 2025
 220/13 Acacia Pl Abbotsford	2	Apartment	\$645,000	27 Nov 2025
 103/11 Shamrock St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$550,000	26 Nov 2025
 603/10 Trenerry Cr Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$542,089	26 Nov 2025
 9/11 Flockhart St Abbotsford	3	Subdivided Unit/Villa/Townhouse	\$390,000	25 Nov 2025
 732/20 Shamrock St Abbotsford	3	Unit	\$700,000	23 Nov 2025
 96 Yarra St Abbotsford	3	House	\$2,196,000	22 Nov 2025





**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.

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Data is current as of PDF generation date 01/02/2026

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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