



Abbotsford Suburb Report

Your connection to property insights



JellisCraig

Property Prices

ABBOTSFORD SUBURB REPORT

Median house price¹

Median
\$1.27m

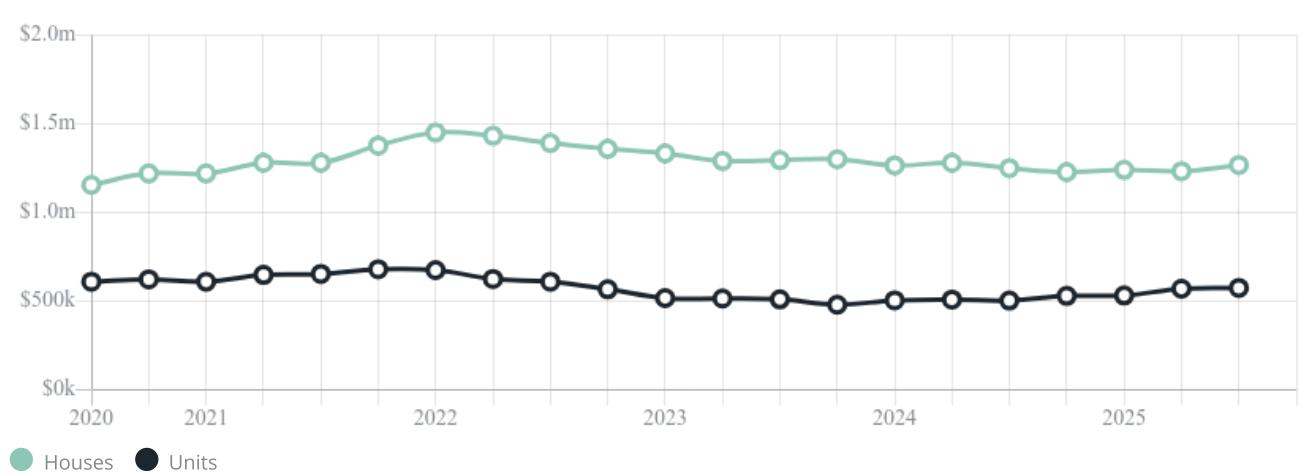
Quarterly price change
2.81% 

Median unit price¹

Median
\$575k

Quarterly price change
0.87% 

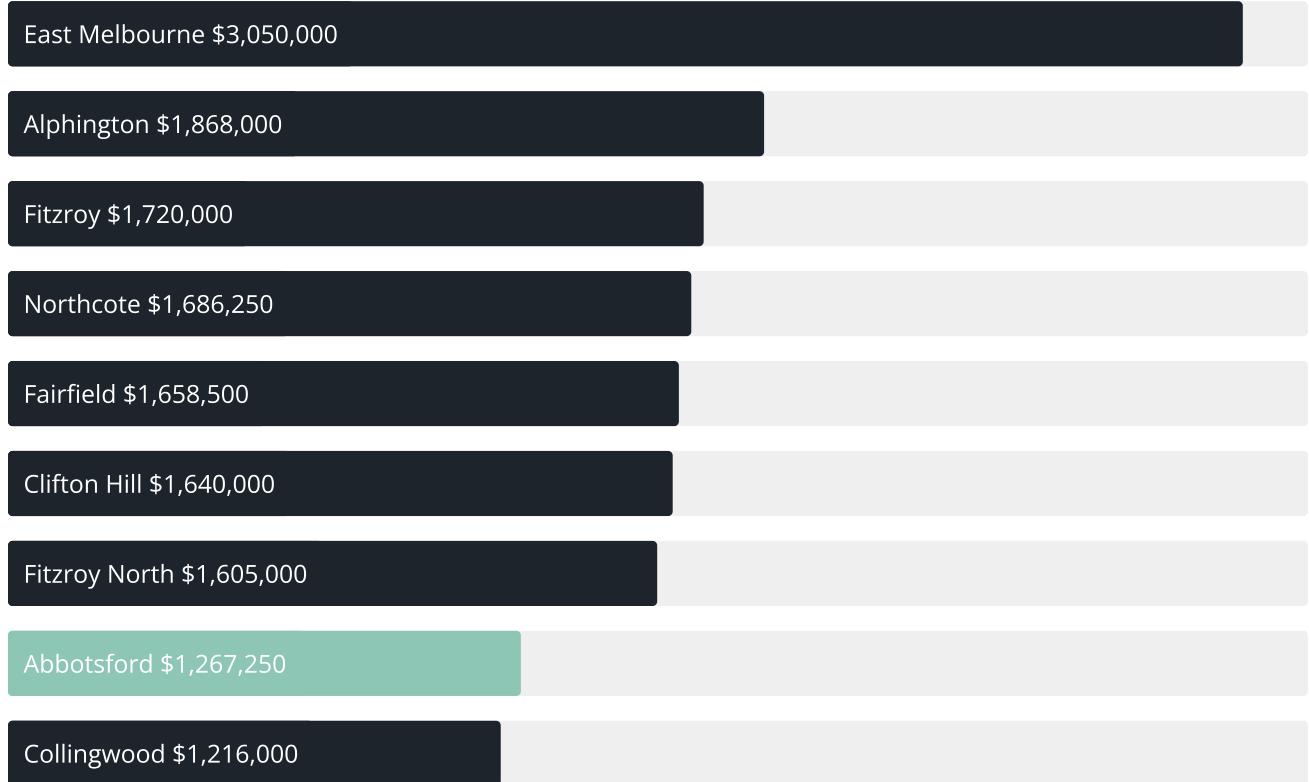
Quarterly price change¹



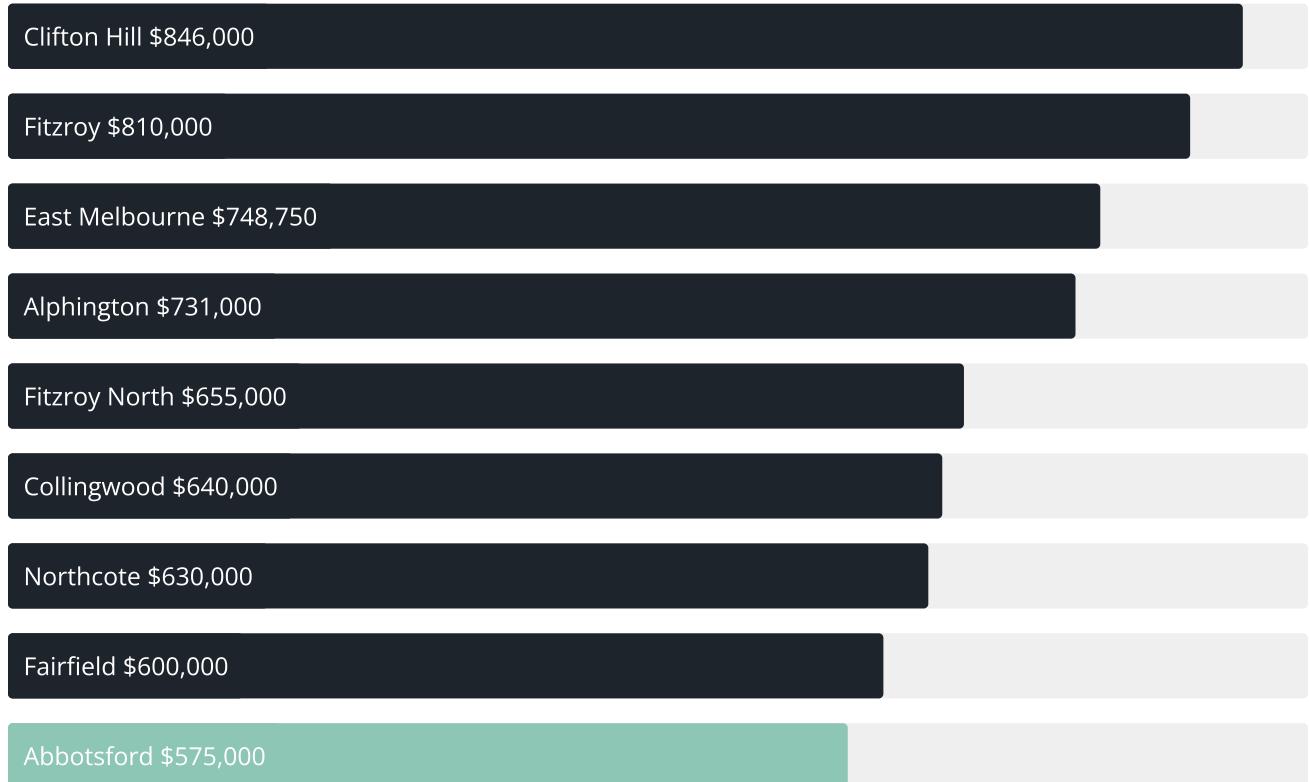
Surrounding Suburbs

ABBOTSFORD SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

ABBOTSFORD SUBURB REPORT

Sale method²



● Auction 29%
● Private 71%

Auction clearance rate³

88.46%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 groups

Average hold period¹

7.6 years

Insights

Dwelling type⁵



● Houses 10% ● Units 90%

Ownership⁵



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

Population⁵

9,088

Median asking rent¹

\$800 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 301/1 Turner St Abbotsford	1	Apartment	\$480,000	24 Dec 2025
 203/14 Trenerry Cr Abbotsford	2	Apartment	\$855,000	23 Dec 2025
 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
 25 Church St Abbotsford	3	Townhouse	\$1,255,000	04 Dec 2025
 35 Trenerry Cr Abbotsford	2	House	\$1,518,000	03 Dec 2025
 802/1 Acacia Pl Abbotsford	1	Apartment	\$305,000	01 Dec 2025

Sold Properties

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 79 Nicholson St Abbotsford	2	Townhouse	\$935,000	29 Nov 2025
 99 Yarra St Abbotsford	2	House	\$1,513,000	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
 603/10 Trenerry Cr Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$542,089	26 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
 610/631 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$565,000	15 Nov 2025
 38 Albert St Abbotsford	2	House	\$1,077,000	15 Nov 2025

Sold Properties

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 9 Abbotsford St Abbotsford	3	House	\$1,522,000	15 Nov 2025
 112 Little Charles St Abbotsford	2	Townhouse	\$960,000	15 Nov 2025
 222/627 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$400,000	14 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
 411/12 Trenerry Cr Abbotsford	1	Apartment	\$400,000	05 Nov 2025
 323/4 Acacia Pl Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$460,000	05 Nov 2025
 102/120 Gipps St Abbotsford	2	Apartment	\$560,000	30 Oct 2025
 224/6 Acacia Pl Abbotsford	1	Apartment	\$300,000	30 Oct 2025



Jellis Craig Richmond
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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 08/01/2026

- 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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