



Abbotsford

Suburb Report



Your connection to property insights



JellisCraig

ABBOTSFORD SUBURB REPORT

Median house price¹

Median

\$1.38m

Quarterly price change

4.96% ↑

Median unit price¹

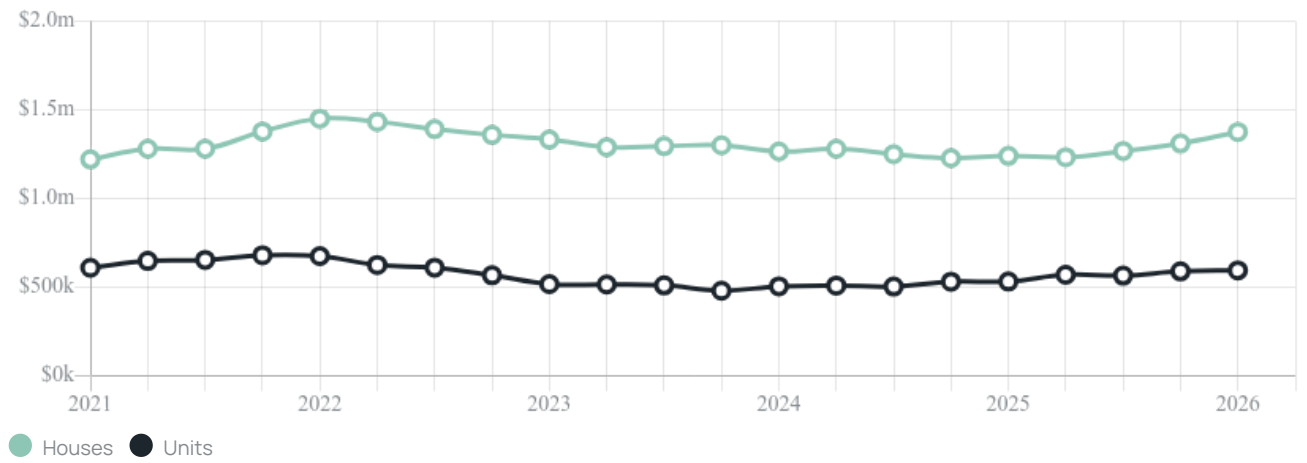
Median

\$595k

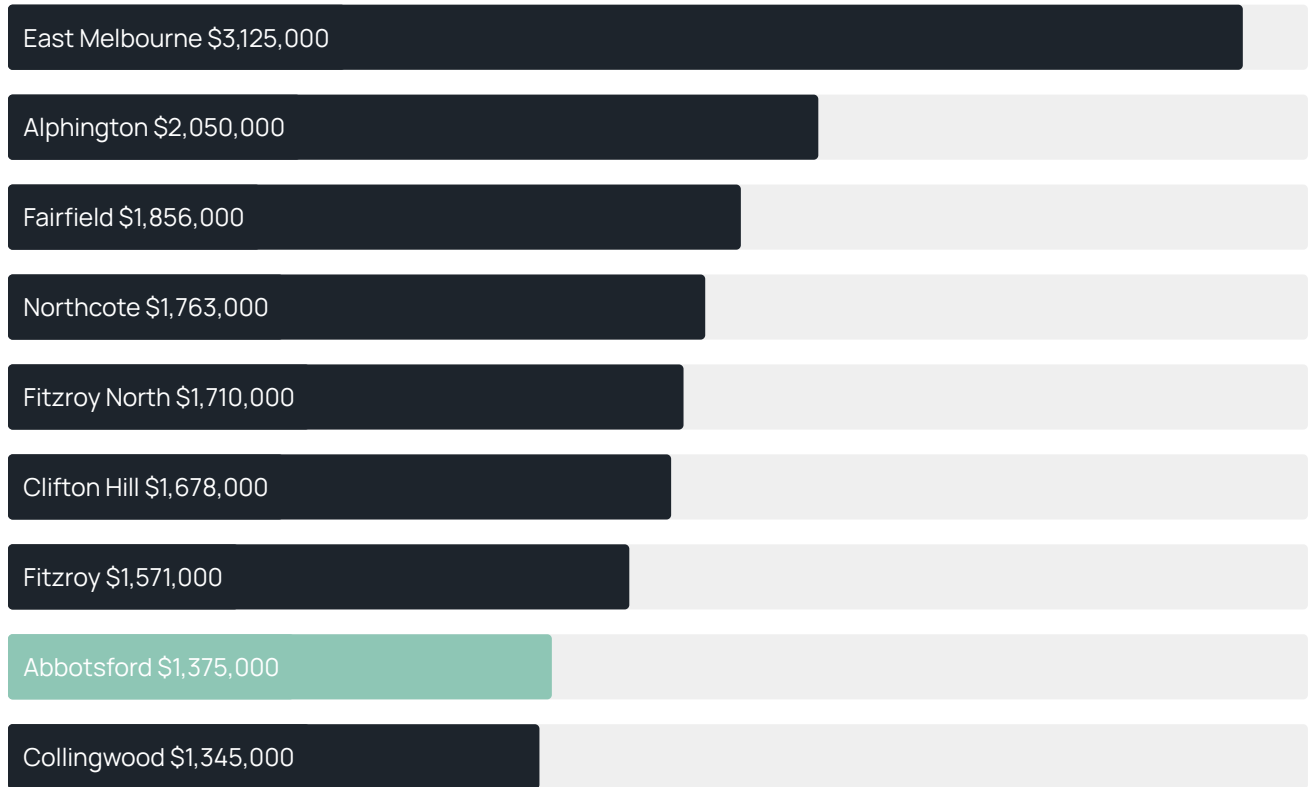
Quarterly price change

1.01% ↑

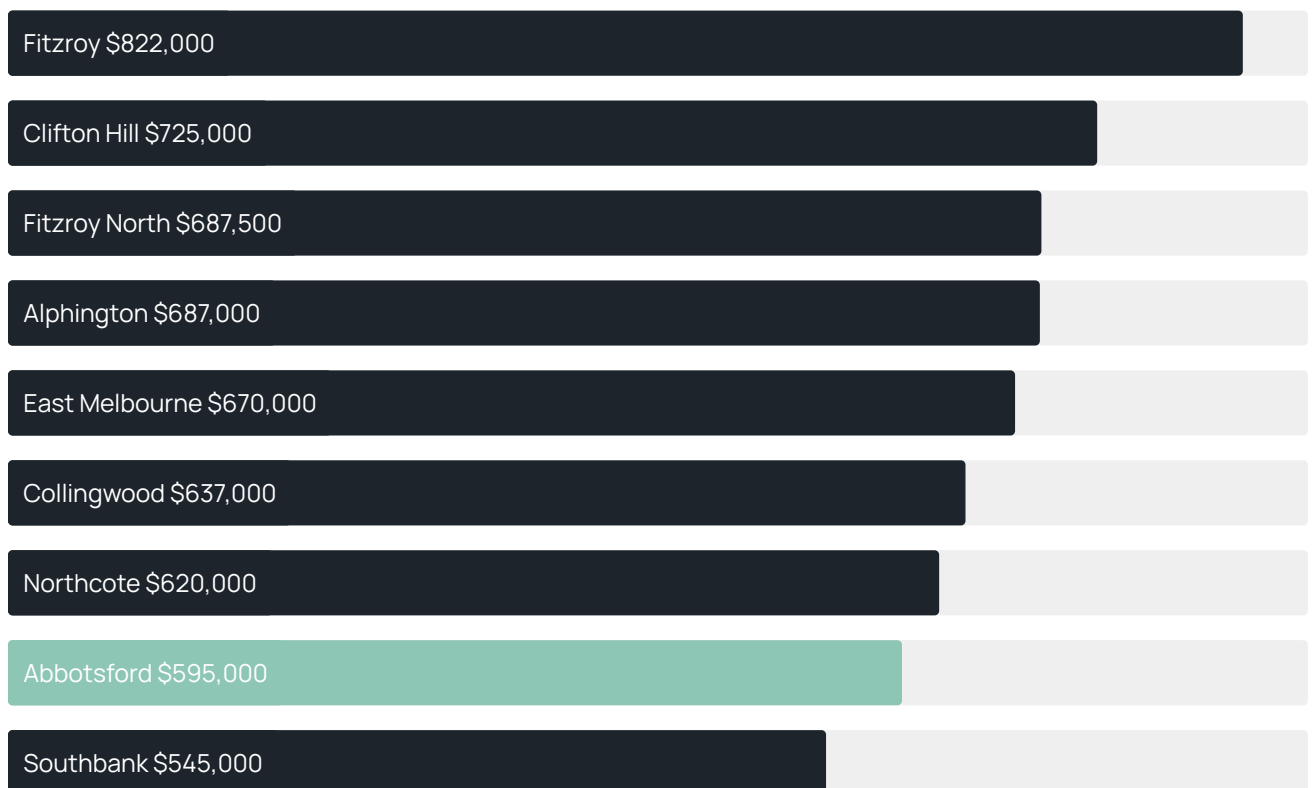
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 22%
- Private 78%

Auction clearance rate³

61.11%

Median days on market³

35 days

Jellis Craig average inspection attendance per listing⁴

35 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

\$810 per week

Population growth⁵

11.05%

Rental yield¹

3.34%

Median age⁵

33 years







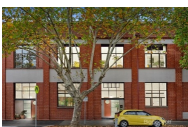



Median household size⁵

1.9 people











ABBOTSFORD SUBURB REPORT

Recent Abbotsford sales









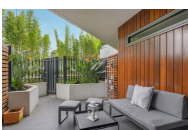

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  29 Charles St Abbotsford | 3 | House | \$920,000 | 27 Jun 2026 |
|  608a/609 Victoria St Abbotsford | 2 | Apartment | \$555,000 | 22 Jun 2026 |
|  707/1 Acacia Pl Abbotsford | 1 | Apartment | \$365,000 | 19 Jun 2026 |
|  101 Turner St Abbotsford | 5 | House | \$2,201,000 | 13 Jun 2026 |
|  116/6 Acacia Pl Abbotsford | 1 | Apartment | \$350,000 | 12 Jun 2026 |
|  812/11 Shamrock St Abbotsford | 1 | Apartment | \$320,000 | 10 Jun 2026 |
|  2/82 Trenergy Cr Abbotsford | 3 | Townhouse | \$1,410,000 | 09 Jun 2026 |
|  214/1 Acacia Pl Abbotsford | 1 | Apartment | \$325,000 | 05 Jun 2026 |
|  505A/609 Victoria St Abbotsford | 2 | Apartment | \$618,000 | 01 Jun 2026 |
|  101/20 Shamrock St Abbotsford | 2 | Apartment | \$491,000 | 01 Jun 2026 |

ABBOTSFORD SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  3/1 Valiant St Abbotsford | 2 | Apartment | \$609,000 | 30 May 2026 |
|  104 Little Charles St Abbotsford | 2 | Townhouse | \$940,000 | 27 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 |
|  107/56 Nicholson St Abbotsford | 1 | Apartment | \$510,000 | 26 May 2026 |
|  10/8 Grosvenor St Abbotsford | 2 | Apartment | \$550,000 | 26 May 2026 |
|  8 Murray St Abbotsford | 2 | House | \$1,400,000 | 22 May 2026 |
|  520/4 Acacia Pl Abbotsford | 2 | Apartment | \$600,000 | 20 May 2026 |
|  116/4 Acacia Pl Abbotsford | 2 | Apartment | \$530,000 | 19 May 2026 |
|  611/6 Acacia Pl Abbotsford | 1 | Apartment | \$320,000 | 18 May 2026 |

ABBOTSFORD SUBURB REPORT

| Address | Bedrooms | Type | Price | Sold |
|---|----------|---------------------------------|-------------|-------------|
|  103/13 Acacia Pl Abbotsford | 2 | Apartment | \$686,000 | 13 May 2026 |
|  908/20 Shamrock St Abbotsford | 2 | Subdivided Unit/Villa/Townhouse | \$490,000 | 11 May 2026 |
|  21 Hunter St Abbotsford | 3 | House | \$1,430,000 | 09 May 2026 |
|  1L/18 Acacia Pl Abbotsford | 4 | Subdivided Unit/Villa/Townhouse | \$3,550,000 | 08 May 2026 |
|  18/125 Turner St Abbotsford | 1 | Subdivided Unit/Villa/Townhouse | \$460,000 | 08 May 2026 |
|  702/615 Victoria St Abbotsford | 1 | Subdivided Unit/Villa/Townhouse | \$347,000 | 06 May 2026 |
|  602/10 Trenerry Cr Abbotsford | 2 | Apartment | \$525,000 | 05 May 2026 |
|  305/119 Turner St Abbotsford | 1 | Subdivided Unit/Villa/Townhouse | \$415,000 | 04 May 2026 |
|  216/1 Acacia Pl Abbotsford | 2 | Subdivided Unit/Villa/Townhouse | \$460,925 | 04 May 2026 |
|  9 Raphael St Abbotsford | 3 | House | \$1,565,000 | 30 Apr 2026 |



Jellis Craig Richmond
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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 01/07/2026

- 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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