



Abbotsford

Suburb Report



Your connection to property insights



JellisCraig

ABBOTSFORD SUBURB REPORT

Median house price¹

Median

\$1.31m

Quarterly price change

3.37% ↑

Median unit price¹

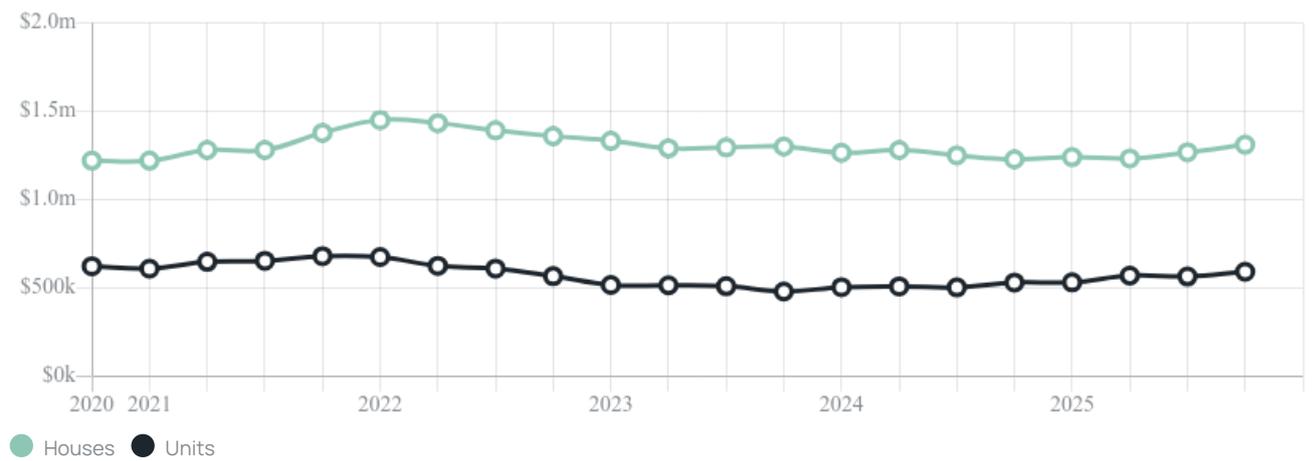
Median

\$592k

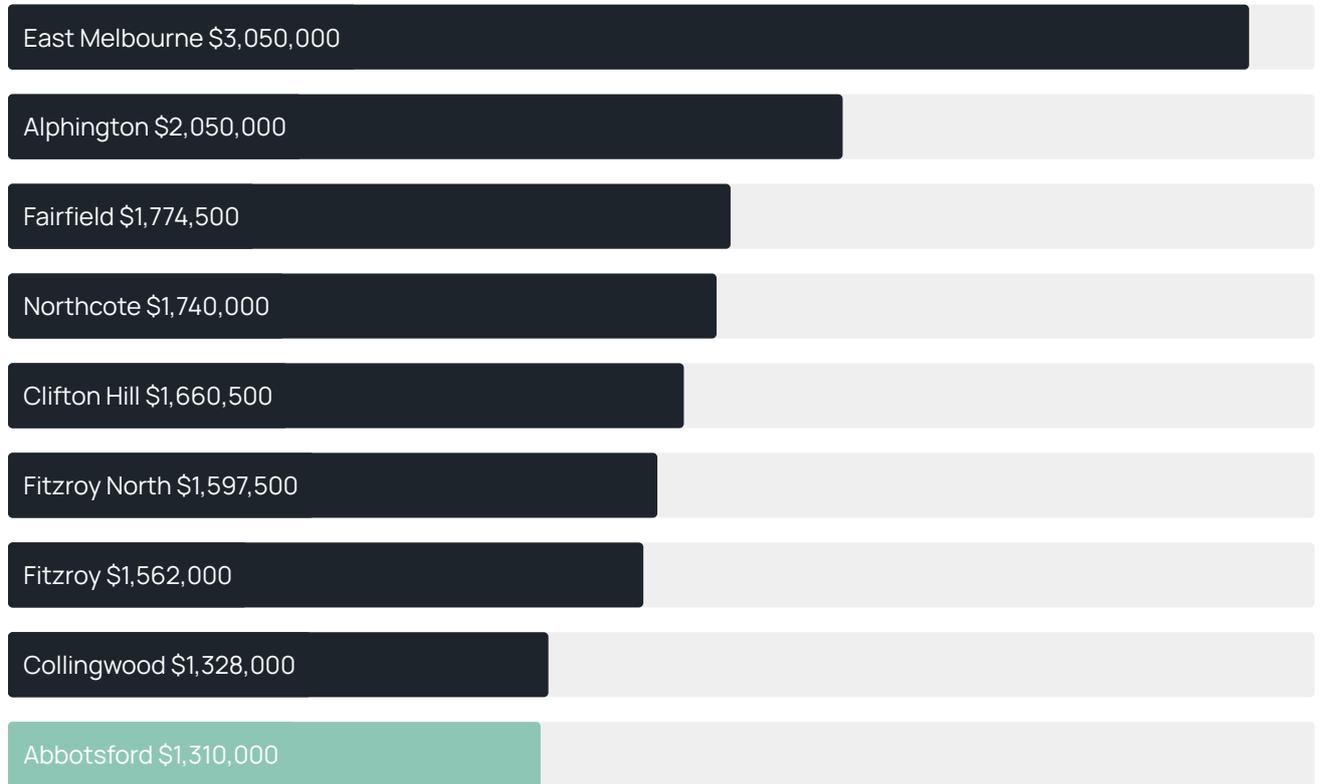
Quarterly price change

4.69% ↑

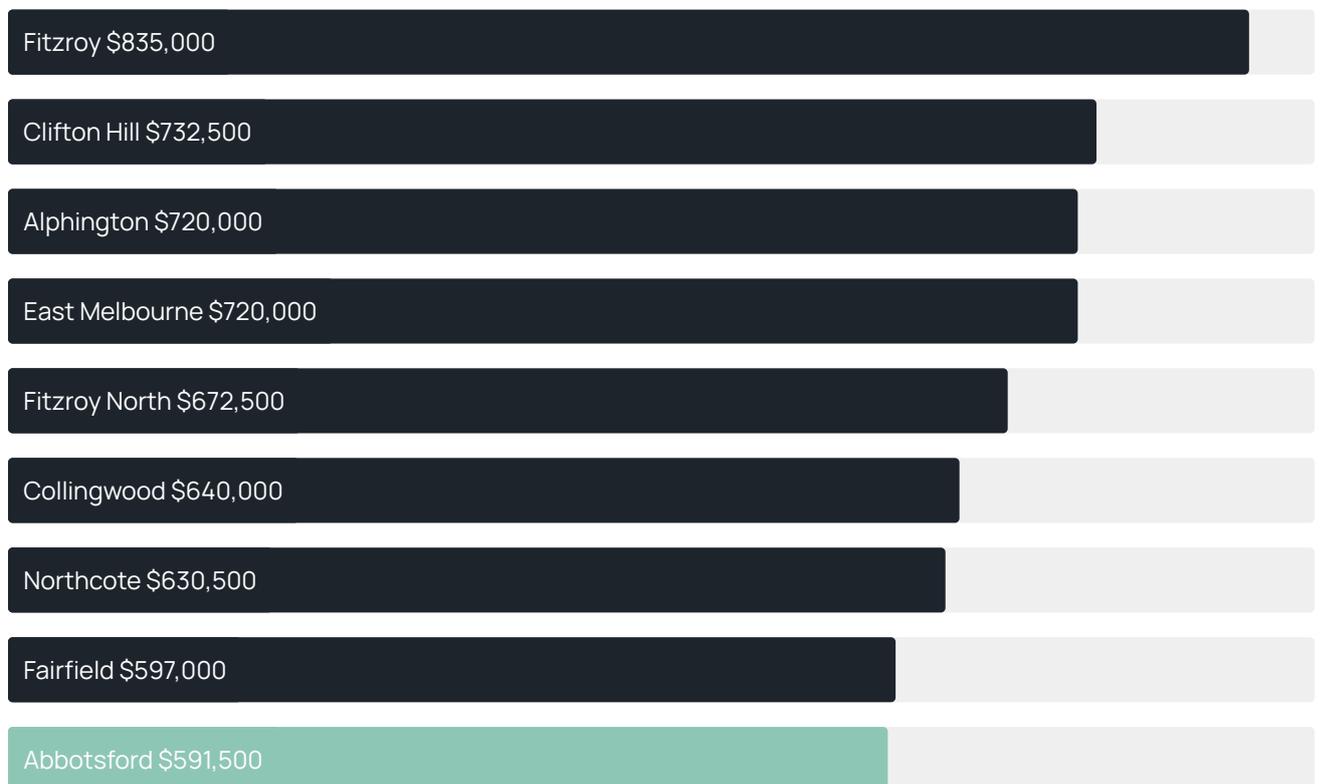
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 28%
● Private 73%

Auction clearance rate³

90.91%

Median days on market³

23 days

Jellis Craig average inspection attendance per listing⁴

23 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

\$840 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
 202/63 William St Abbotsford	2	Apartment	\$820,000	26 Feb 2026
 101/5 Flockhart St Abbotsford	2	Apartment	\$453,000	25 Feb 2026
 605/6 Acacia Pl Abbotsford	1	Apartment	\$345,000	24 Feb 2026
 74 Yarra St Abbotsford	2	House	\$1,415,000	21 Feb 2026
 6/43 Nicholson St Abbotsford	3	Townhouse	\$1,350,000	21 Feb 2026
 203/251 Johnston St Abbotsford	2	Apartment	\$1,080,000	20 Feb 2026
 306/6 Acacia Pl Abbotsford	2	Apartment	\$627,000	19 Feb 2026
 17/1 Abbott St Abbotsford	3	Townhouse	\$1,407,250	14 Feb 2026
 221/6 Acacia Pl Abbotsford	2	Apartment	\$582,000	12 Feb 2026
 408B/609 Victoria St Abbotsford	1	Apartment	\$409,000	09 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 25 Fairchild St Abbotsford	2	House	\$840,000	07 Feb 2026
 225/20 Shamrock St Abbotsford	2	Apartment	\$410,000	06 Feb 2026
 402/20 Shamrock St Abbotsford	1	Apartment	\$310,000	03 Feb 2026
 226/6 Acacia Pl Abbotsford	1	Apartment	\$320,000	03 Feb 2026
 41-43 Raphael St Abbotsford	3	House	\$1,485,000	03 Feb 2026
 402/10 Trenerry Cr Abbotsford	2	Apartment	\$465,000	30 Jan 2026
 68/84 Trenerry Cr Abbotsford	2	Apartment	\$790,000	29 Jan 2026
 411/20 Shamrock St Abbotsford	2	Apartment	\$405,000	25 Jan 2026
 306A/8 Grosvenor St Abbotsford	2	Apartment	\$468,000	21 Jan 2026
 1103/20 Shamrock St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$750,000	19 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 1/1 Mayfield St Abbotsford	3	House	\$1,555,000	18 Jan 2026
 5/1 Valiant St Abbotsford	1	Apartment	\$413,000	12 Jan 2026
 703/11 Shamrock St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$310,000	30 Dec 2025
 301/1 Turner St Abbotsford	1	Apartment	\$480,000	24 Dec 2025
 713/615 Victoria St Abbotsford	1	Apartment	\$370,000	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
 701/627 Victoria St Abbotsford	1	Subdivided Unit/Villa/Townhouse	\$519,500	22 Dec 2025
 114/649 Victoria St Abbotsford	3	Apartment	\$1,660,000	19 Dec 2025
 1/36 Stafford St Abbotsford	4	Townhouse	\$950,000	18 Dec 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.

Data is current as of PDF generation date 01/03/2026

- 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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