



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

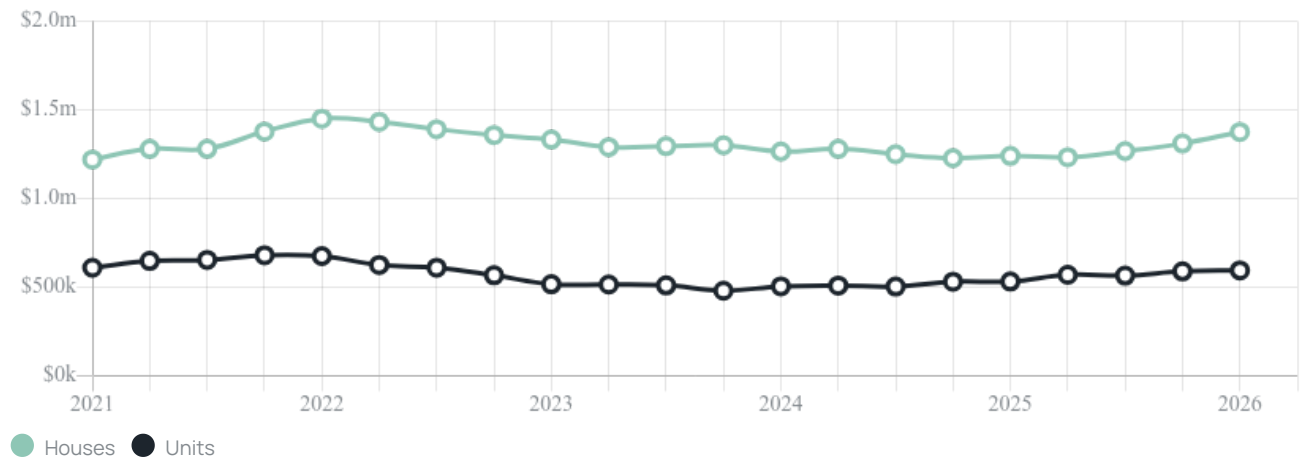
Median

\$595k

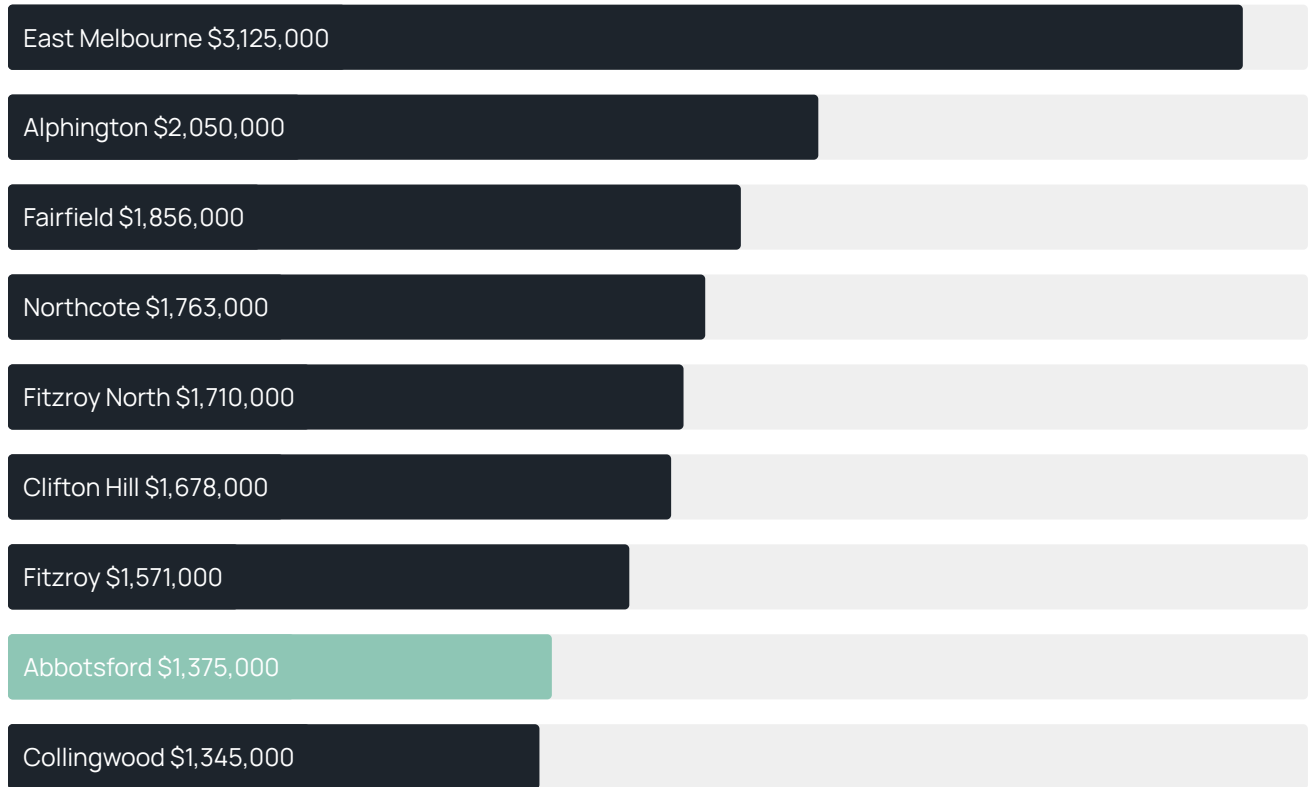
Quarterly price change

1.01% ↑

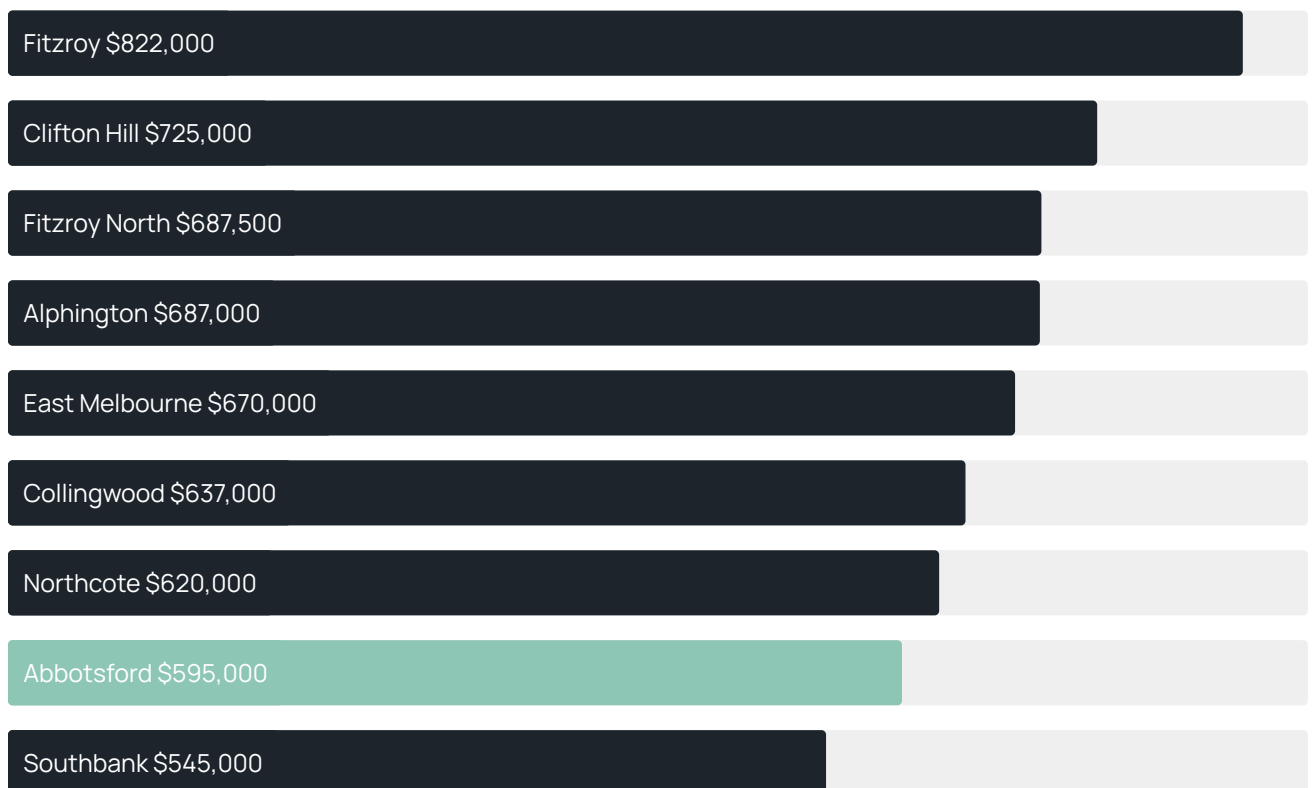
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 28%
● Private 72%

Auction clearance rate³

83.33%

Median days on market³

24 days

Jellis Craig average inspection attendance per listing⁴

24 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 210/1 Acacia Pl Abbotsford	1	Apartment	\$370,500	13 Apr 2026
 42 Studley St Abbotsford	3	House	\$1,485,000	11 Apr 2026
 139/56 Nicholson St Abbotsford	3	Townhouse	\$1,050,000	08 Apr 2026
 719/1 Acacia Pl Abbotsford	1	Apartment	\$420,000	07 Apr 2026
 415/251 Johnston St Abbotsford	2	Apartment	\$670,000	01 Apr 2026
 37 Nicholson St Abbotsford	3	Townhouse	\$1,225,000	28 Mar 2026
 6 Park St Abbotsford	3	Townhouse	\$1,250,000	25 Mar 2026
 215/56 Nicholson St Abbotsford	2	Apartment	\$750,000	24 Mar 2026
 25A/8 Trenergy Cr Abbotsford	1	Apartment	\$630,000	24 Mar 2026
 1 St Phillips St Abbotsford	4	House	\$1,765,000	22 Mar 2026

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 408/88 Trenerry Cr Abbotsford	2	Apartment	\$675,000	20 Mar 2026
 50 Stafford St Abbotsford	3	House	\$1,535,000	20 Mar 2026
 313/4 Acacia Pl Abbotsford	1	Apartment	\$355,000	20 Mar 2026
 40/659 Victoria St Abbotsford	2	Apartment	\$775,000	19 Mar 2026
 1107/20 Shamrock St Abbotsford	2	Apartment	\$605,000	17 Mar 2026
 220/11 Flockhart St Abbotsford	2	Subdivided Unit/Villa/Townhouse	\$400,000	15 Mar 2026
 149 Yarra St Abbotsford	2	House	\$1,020,000	14 Mar 2026
 301/1 Turner St Abbotsford	1	Apartment	\$475,000	13 Mar 2026
 122/56 Nicholson St Abbotsford	3	Strata Unit/Flat	\$817,000	12 Mar 2026
 207/11 Flockhart St Abbotsford	2	Apartment	\$455,000	11 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 9/12-26 Marine Pde Abbotsford	1	Apartment	\$370,000	11 Mar 2026
 417/627 Victoria St Abbotsford	3	Apartment	\$760,000	07 Mar 2026
 324/1 Acacia Pl Abbotsford	1	Apartment	\$360,000	06 Mar 2026
 112/56 Nicholson St Abbotsford	2	Apartment	\$830,000	04 Mar 2026
 409/12 Trenerry Cr Abbotsford	1	Apartment	\$398,000	27 Feb 2026
 8/136 Yarra St Abbotsford	2	Apartment	\$637,000	26 Feb 2026
 202/63 William St Abbotsford	2	Apartment	\$820,000	26 Feb 2026
 101/5 Flockhart St Abbotsford	2	Apartment	\$453,000	25 Feb 2026
 505/20 Shamrock St Abbotsford	2	Apartment	\$645,000	25 Feb 2026
 711/11 Shamrock St Abbotsford	1	Apartment	\$330,000	24 Feb 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 01/05/2026

- 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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