



Abbotsford

Suburb Report



Your connection to property insights



JellisCraig

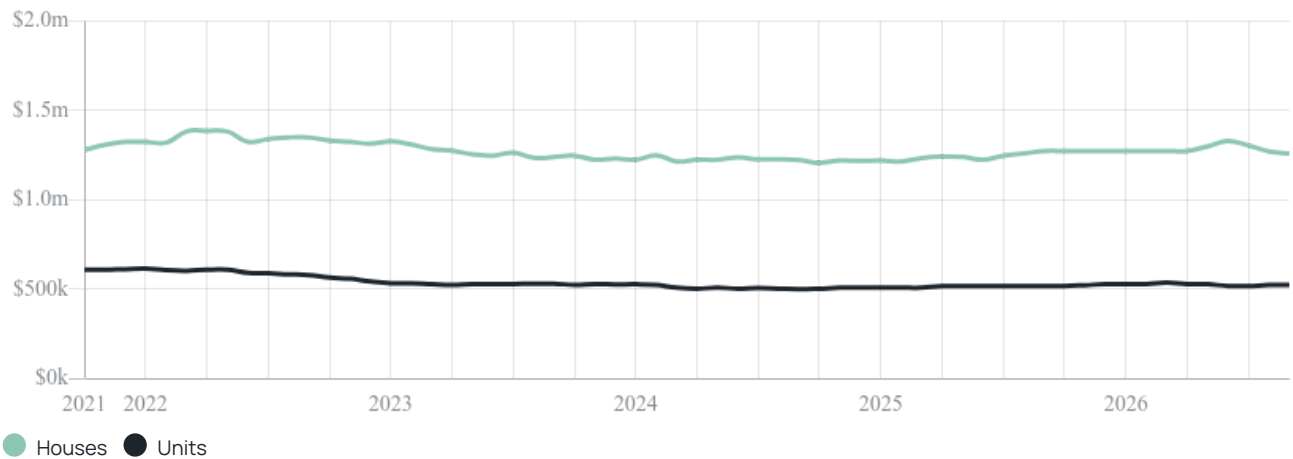
ABBOTSFORD SUBURB REPORT

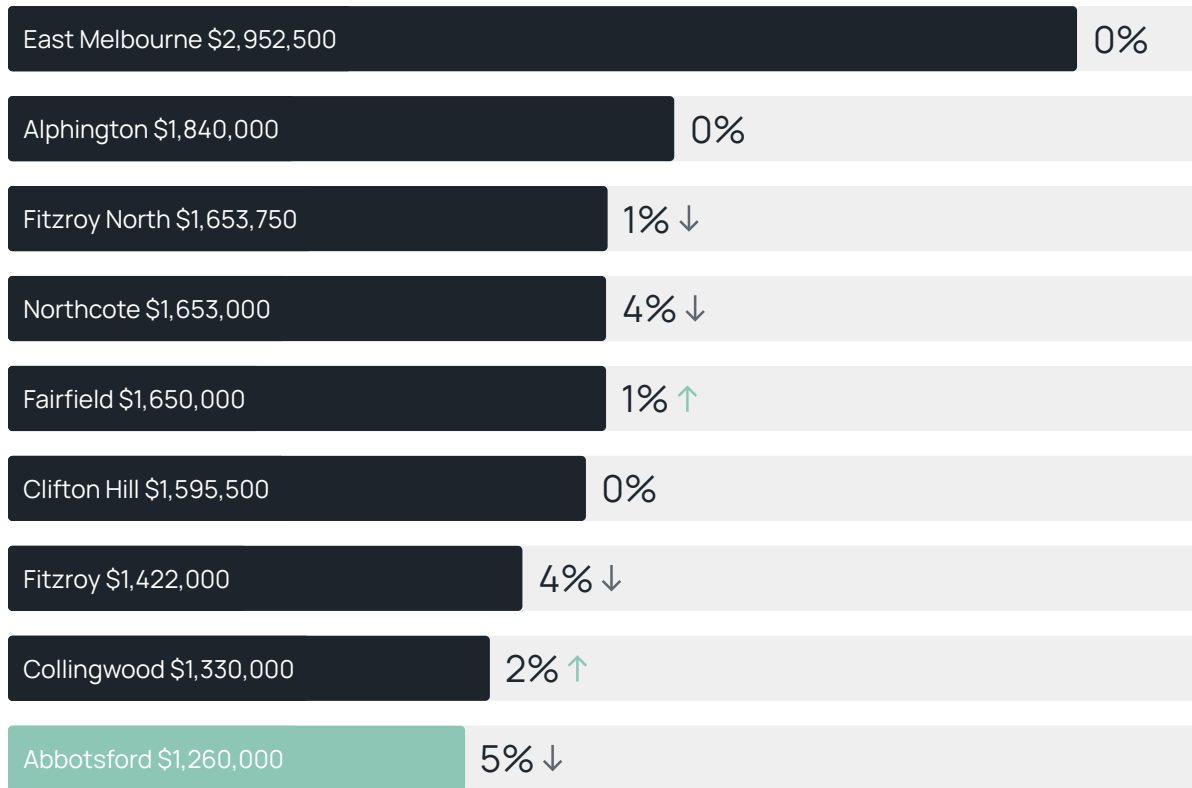
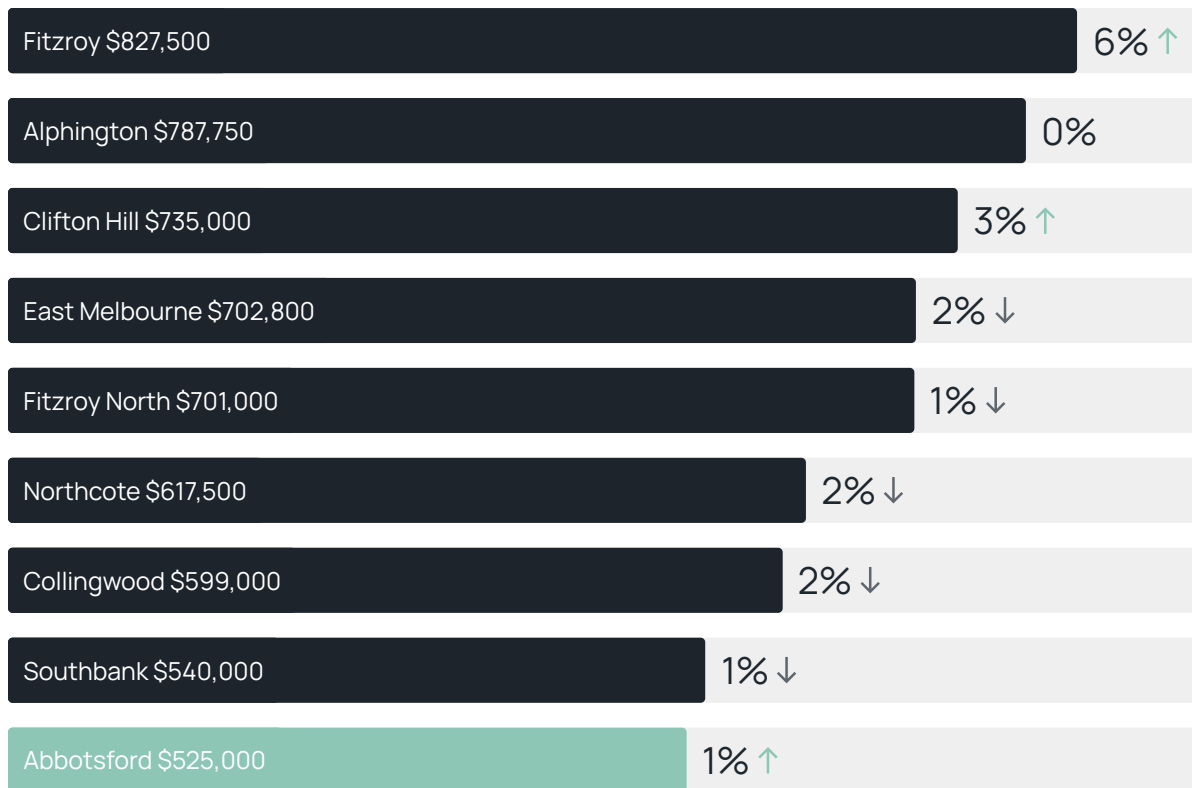
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$1.26m	-0.87% ↓	\$525k	0.00% ↓

Abbotsford monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 20%

● Private 80%

Auction clearance rate⁴

43%

Median days on market⁵

House

25 days

Unit

34 days

Jellis Craig average inspection attendance per listing⁶

35 groups

Average hold period¹

House

14.9 years

Unit

10.6 years

Dwelling type⁷

● Houses 14%

● Units 86%

Ownership⁷

● Owned outright 16%

● Mortgaged 27%

● Rented 57%

Population⁷

9,088

Population growth⁷

11.05%

Median age⁷

33 years

Median household size⁷

1.9 people

Median asking rent per week¹

House

\$878

Unit

\$600

Rental yield⁸

House

3.63%

Unit

5.88%

Recent Abbotsford sales⁵

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
 409/11 Flockhart Street Abbotsford	2	Apartment	\$375,000	26 Oct 2026
 9 St Phillips Street Abbotsford	3	House	\$1,415,000	24 Oct 2026
 301/88 Trenerry Crescent Abbotsford	2	Apartment	\$655,000	24 Oct 2026
 306/1 Turner Street Abbotsford	2	Apartment	\$650,000	23 Oct 2026
 22 William Street Abbotsford	2	House	\$1,260,000	21 Oct 2026
 102/125 Turner Street Abbotsford	1	Apartment	\$425,000	19 Oct 2026
 26A Valiant Street Abbotsford	2	House	\$1,400,000	15 Oct 2026
 415C/609 Victoria Street Abbotsford	1	Apartment	\$340,000	12 Oct 2026
 25/84 Trenerry Crescent Abbotsford	2	Townhouse	\$905,000	10 Oct 2026
 11A/11 Flockhart Street Abbotsford	1	Apartment	\$340,000	09 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 104/20 Shamrock Street Abbotsford	2	Apartment	\$511,000	09 Oct 2026
 84 Park Street Abbotsford	2	House	\$1,150,000	08 Oct 2026
 2/43 Nicholson Street Abbotsford	3	Townhouse	\$1,250,000	08 Oct 2026
 614/20 Shamrock Street Abbotsford	1	Apartment	\$326,000	08 Oct 2026
 217/88 Trenerry Crescent Abbotsford	2	Apartment	\$575,000	07 Oct 2026
 307/10 Trenerry Crescent Abbotsford	1	Apartment	\$380,000	06 Oct 2026
 135a Yarra Street Abbotsford	3	House	\$1,625,000	01 Oct 2026
 803/20 Shamrock Street Abbotsford	2	Apartment	Undisclosed	30 Sep 2026
 704/20 Shamrock Street Abbotsford	1	Apartment	\$335,000	30 Sep 2026
 146 Yarra Street Abbotsford	3	House	\$1,310,000	25 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 707/251 Johnston Street Abbotsford	1	Apartment	\$540,000	23 Sep 2026
 703/1 Acacia Place Abbotsford	1	House	\$375,000	21 Sep 2026
 205/251 Johnston Street Abbotsford	3	Apartment	Undisclosed	19 Sep 2026
 804/2 Lulie Street Abbotsford	2	Apartment	Undisclosed	18 Sep 2026
 183 Gipps Street Abbotsford	2	House	\$1,180,000	16 Sep 2026
 207B/609 Victoria Street Abbotsford	1	Apartment	Undisclosed	16 Sep 2026
 23 Paterson Street Abbotsford	3	House	\$1,888,000	12 Sep 2026
 111/63 William Street Abbotsford	3	Apartment	Undisclosed	12 Sep 2026
 97 Nicholson Street Abbotsford	3	House	Undisclosed	11 Sep 2026
 G05/12 Trenerry Crescent Abbotsford	1	Apartment	\$365,000	10 Sep 2026



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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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