



Abbotsford

Suburb Report



Your connection to property insights



JellisCraig

ABBOTSFORD SUBURB REPORT

Median house price¹

Median

\$1.27m

Quarterly price change

-2.68% ↓

Median unit price¹

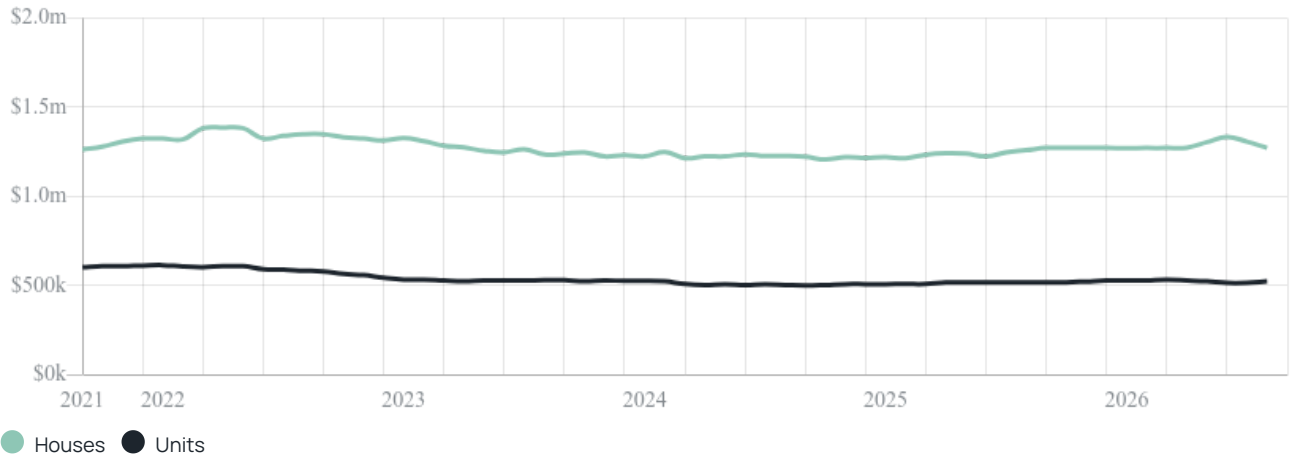
Median

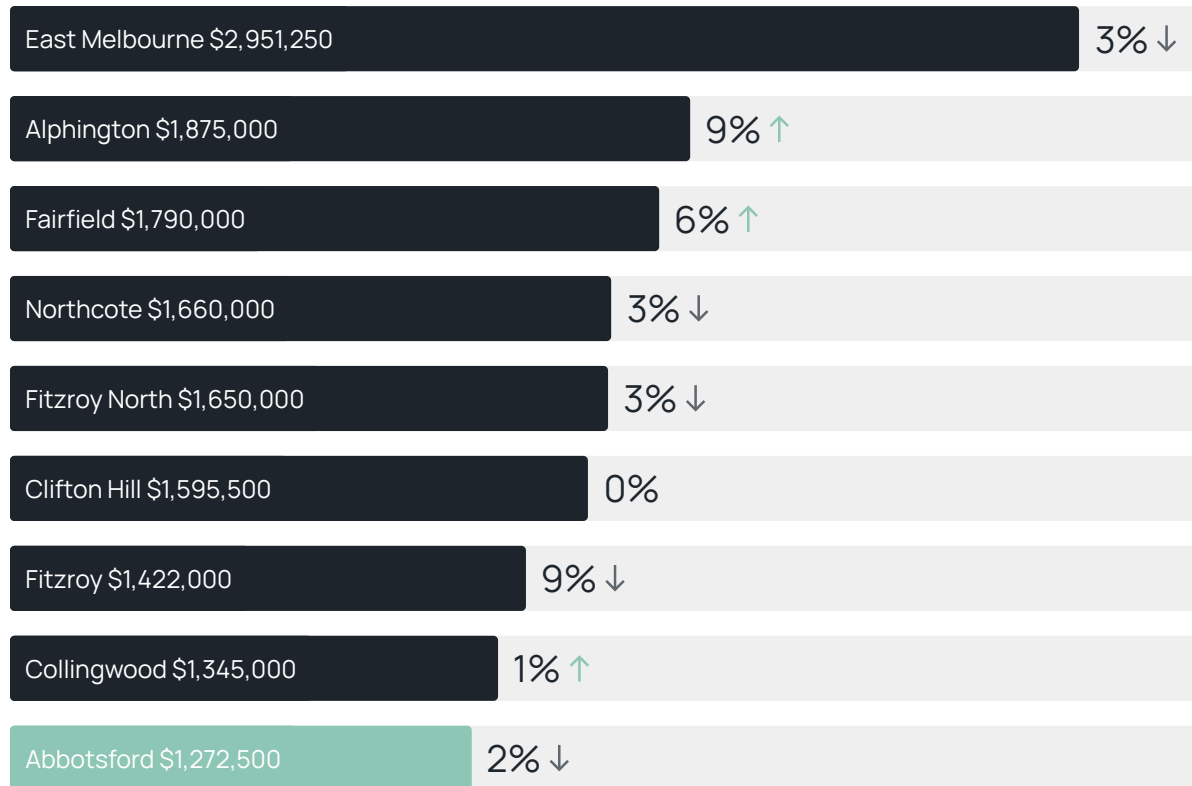
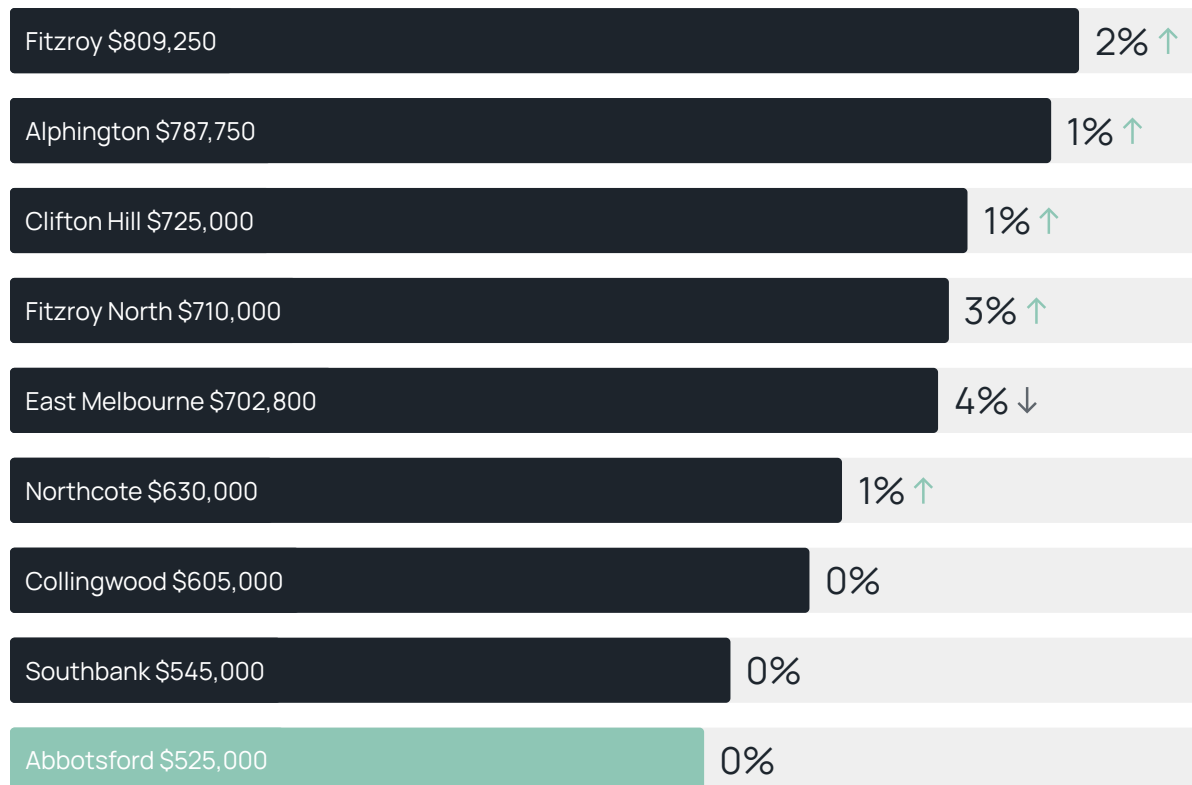
\$525k

Quarterly price change

1.55% ↑

Abbotsford quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 20%
● Private 80%

Auction clearance rate³

50%

Median days on market³

House

Unit

25 days

33 days

Jellis Craig average inspection attendance per listing⁴

38 groups

Average hold period¹

House

Unit

14.9 years

10.3 years

Dwelling type⁵

● Houses 14% ● Units 86%

Ownership⁵

● Owned outright 16% ● Mortgaged 27% ● Rented 57%

Population⁵

9,088

Median asking rent per week¹

Unit

\$863

\$600

Population growth⁵

11.05%

Rental yield¹

House

Unit

3.75%

5.83%

Median age⁵

33 years

Median household size⁵

1.9 people

Recent Abbotsford sales²

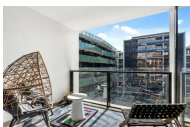
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 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

ABBOTSFORD SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 97 Nicholson Street Abbotsford	3	House	Undisclosed	11 Sep 2026
 14/8 Trenerry Crescent Abbotsford	3	Apartment	Undisclosed	10 Sep 2026
 102/251 Johnston Street Abbotsford	1	Apartment	\$395,000	09 Sep 2026
 208/11 Flockhart Street Abbotsford	2	Apartment	\$375,000	07 Sep 2026
 171 Nicholson Street Abbotsford	5	House	Undisclosed	06 Sep 2026
 25 Cooke Street Abbotsford	2	House	Undisclosed	05 Sep 2026
 708c/11 Shamrock Street Abbotsford	1	Apartment	\$395,000	02 Sep 2026
 E407/11 Flockhart Street Abbotsford	2	Apartment	\$450,000	01 Sep 2026
 509/1 Acacia Place Abbotsford	1	Apartment	\$395,000	01 Sep 2026
 5/288 Langridge Street Abbotsford	1	Apartment	\$420,000	01 Sep 2026

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Address	Bedrooms	Type	Price	Sold
 110/8 Grosvenor Street Abbotsford	2	Apartment	\$423,423	24 Aug 2026
 107 Turner Street Abbotsford	2	House	\$1,508,000	23 Aug 2026
 9 Charles Street Abbotsford	2	House	\$1,007,000	22 Aug 2026
 175 Vere Street Abbotsford	2	House	Undisclosed	22 Aug 2026
 27 Charles Street Abbotsford	2	House	Undisclosed	22 Aug 2026
 BG01/8 Grosvenor Street Abbotsford	2	Apartment	Undisclosed	19 Aug 2026
 807/11 Shamrock Street Abbotsford	1	Apartment	\$400,000	18 Aug 2026
 221/4 Acacia Place Abbotsford	1	Apartment	\$360,000	14 Aug 2026
 610A/609 Victoria Street Abbotsford	2	Apartment	\$605,000	11 Aug 2026
 107/6 Acacia Place Abbotsford	1	Apartment	\$405,000	10 Aug 2026



Jellis Craig Richmond
57-59 Bridge Road, 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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