



# WE KNOW ABBOT- SFORD

SUBURB PROFILE



motionproperty

## ABBOTSFORD



**3.1km**

Distance from GPO



**8.2k**

Population

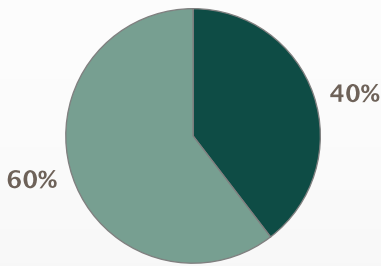
**↑67.0%**

5 year population change

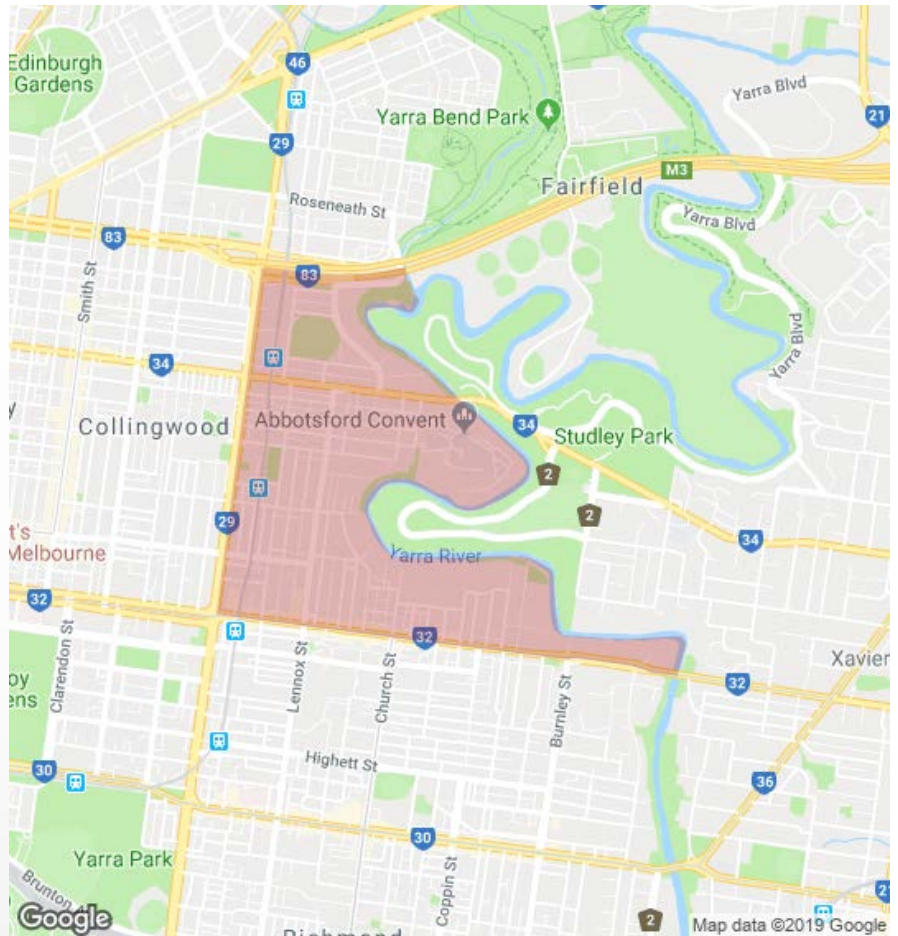


**8 years**

Average length of ownership



■ Owner Occupiers ■ Renters



The size of Abbotsford is approximately 1.8 square kilometres. It has 6 parks covering nearly 4.7% of total area. The population of Abbotsford in 2011 was 4,907 people. By 2016 the population was 8,193 showing a population growth of 67.0% in the area during that time. The predominant age group in Abbotsford is 20-29 years. Households in Abbotsford are primarily childless couples and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Abbotsford work in a professional occupation. In 2011, 56.2% of the homes in Abbotsford were owner-occupied compared with 38.8% in 2016. Currently the median sales price of houses in the area is \$1,192,500.



Total dwellings



Total new listings\*



Median Value



Total number currently listed



**1,403**

**54**

**\$1,074,474**

**10**



**3,355**

**176**

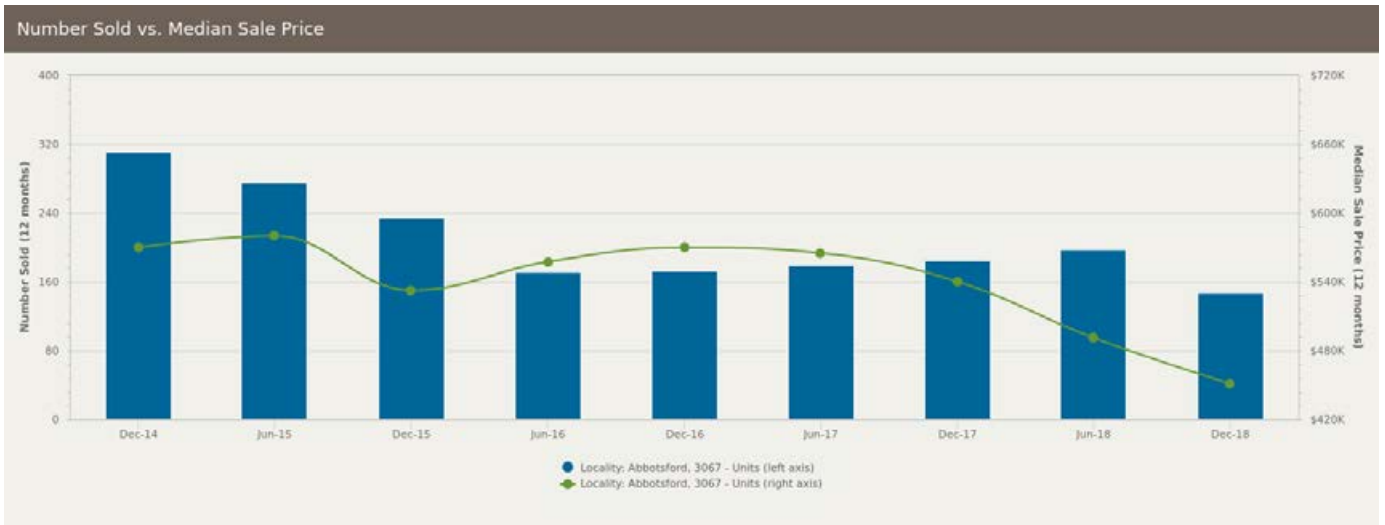
**\$529,435**

**143**

\*Total number of unique properties listed for sale over the past 12 months.



## UNITS: FOR SALE



\$\$\$

Upper Quartile Price\*

\$627,000

The 75th percentile sale price of sales over the past 12 months within the suburb.

\$\$

Median Price\*

\$451,000

The middle sale price of all transactions recorded over the past 12 months within the suburb. Note that sale prices lower than \$10,000 and higher than \$80,000,000 are excluded from the analysis.

\$

Lower Quartile Price\*

\$399,725

The 25th percentile sale price of sales over the past 12 months within the suburb.

\*Statistics are calculated over a rolling 12 month period



## UNITS: MARKET ACTIVITY SNAPSHOT

















### ON THE MARKET

 43

 1  
BEDROOMS

### RECENTLY SOLD

















 13

 <p>No photo available</p>	<p><b>208/119 Turner Street Abbotsford VIC 3067</b></p> <p>Listed on 19 Mar 2019 465,000</p>	 1  1  -		<p><b>602/1 Acacia Place Abbotsford VIC 3067</b></p> <p>Sold on 15 Mar 2019 \$290,000*</p>	 1  1  -
	<p><b>807/1 Acacia Place Abbotsford VIC 3067</b></p> <p>Listed on 17 Mar 2019 Private Sale \$390,000-\$429,000</p>	 -  1  -		<p><b>36/85 Nicholson Street Abbotsford VIC 3067</b></p> <p>Sold on 13 Mar 2019 \$532,000*</p>	 1  1  -

 79

 2  
BEDROOMS

















 36

	<p><b>305C/5 Flockhart Street Abbotsford VIC 3067</b></p> <p>Listed on 18 Mar 2019 \$550,000 - \$570,000</p>	 1  2  -		<p><b>512/20 Shamrock Street Abbotsford VIC 3067</b></p> <p>Sold on 05 Mar 2019 \$435,000*</p>	 1  1  -
	<p><b>15/8 Grosvenor Street Abbotsford VIC 3067</b></p> <p>Listed on 18 Mar 2019 Contact Agent</p>	 1  2  -		<p><b>3/8 Grosvenor Street Abbotsford VIC 3067</b></p> <p>Sold on 28 Feb 2019 \$421,000*</p>	 1  1  -

 19

 3  
BEDROOMS

 10

	<p><b>5LG/18 Acacia Place Abbotsford VIC 3067</b></p> <p>Listed on 17 Mar 2019 Contact Agent</p>	 4  2  -		<p><b>321/11 Flockhart Street Abbotsford VIC 3067</b></p> <p>Sold on 16 Mar 2019 \$0</p>	 2  2  103m <sup>2</sup>
	<p><b>7LG/18 Acacia Place Abbotsford VIC 3067</b></p> <p>Listed on 17 Mar 2019 \$1,070,000 - \$1,170,000</p>	 4  2  -		<p><b>27 Paterson Street Abbotsford VIC 3067</b></p> <p>Sold on 08 Mar 2019 Not Disclosed</p>	 1  2  164m <sup>2</sup>



= number of units currently On the Market or Sold within the last 6 months

\*Agent advised



## UNITS: FOR RENT



## UNITS: RENTAL ACTIVITY SNAPSHOT

### FOR RENT

33

1  
BEDROOMS

<p><b>316/6 Acacia Place</b> Abbotsford VIC 3067</p> <p>Listed on 18 Mar 2019 \$400/W</p> <p> 1  1 </p>	<p><b>610B/609-615 Victoria Street</b> Abbotsford VIC 3067</p> <p>Listed on 18 Mar 2019 \$400/W</p> <p> 1  1 </p>
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37

2  
BEDROOMS

<p><b>4/287 Johnston Street</b> Abbotsford VIC 3067</p> <p>Listed on 18 Mar 2019 \$620/W</p> <p> 1  2  308m<sup>2</sup></p>	<p><b>204/88 Trenergy Crescent</b> Abbotsford VIC 3067</p> <p>Listed on 18 Mar 2019 \$520/W</p> <p> 1  2 </p>
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11

3  
BEDROOMS

<p><b>40/11 Nicholson Street</b> Abbotsford VIC 3067</p> <p>Listed on 18 Mar 2019 \$913/W</p> <p> 2  2  5,513m<sup>2</sup></p>	<p><b>29/85 Nicholson Street</b> Abbotsford VIC 3067</p> <p>Listed on 18 Mar 2019 \$800/W</p> <p> 2  2 </p>
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= number of units observed as On the Market for Rent within the last month

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