

JellisCraig

RESERVOIR

Suburb Report

Know your neighbourhood.



RESERVOIR SUBURB REPORT

Median House Price*

Median

\$901k

Quarterly Price Change

0.11% ↑

Median Unit Price*

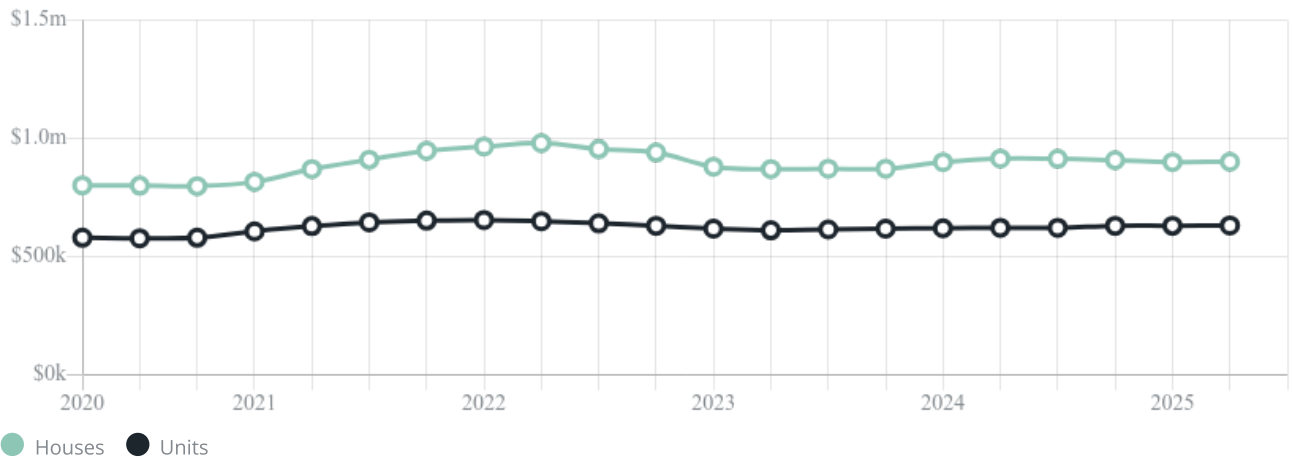
Median

\$632k

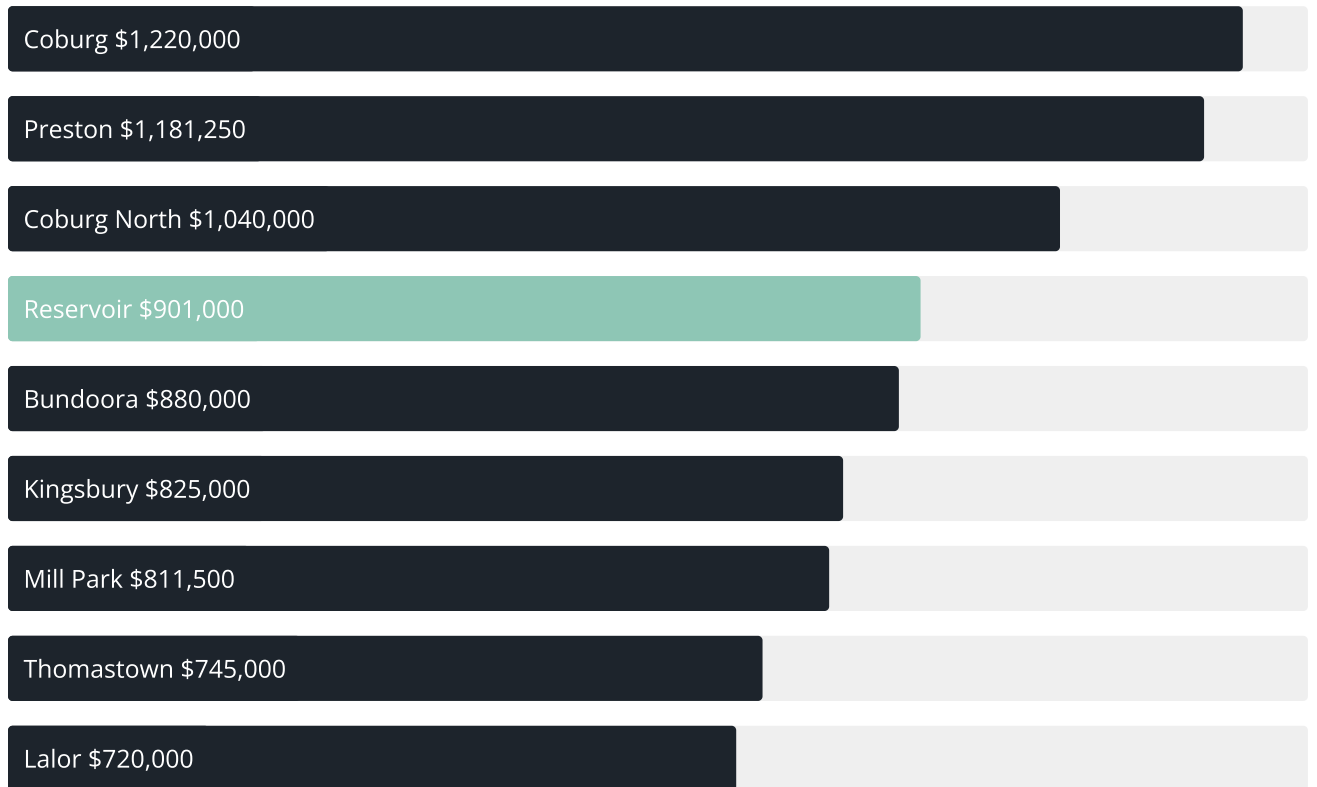
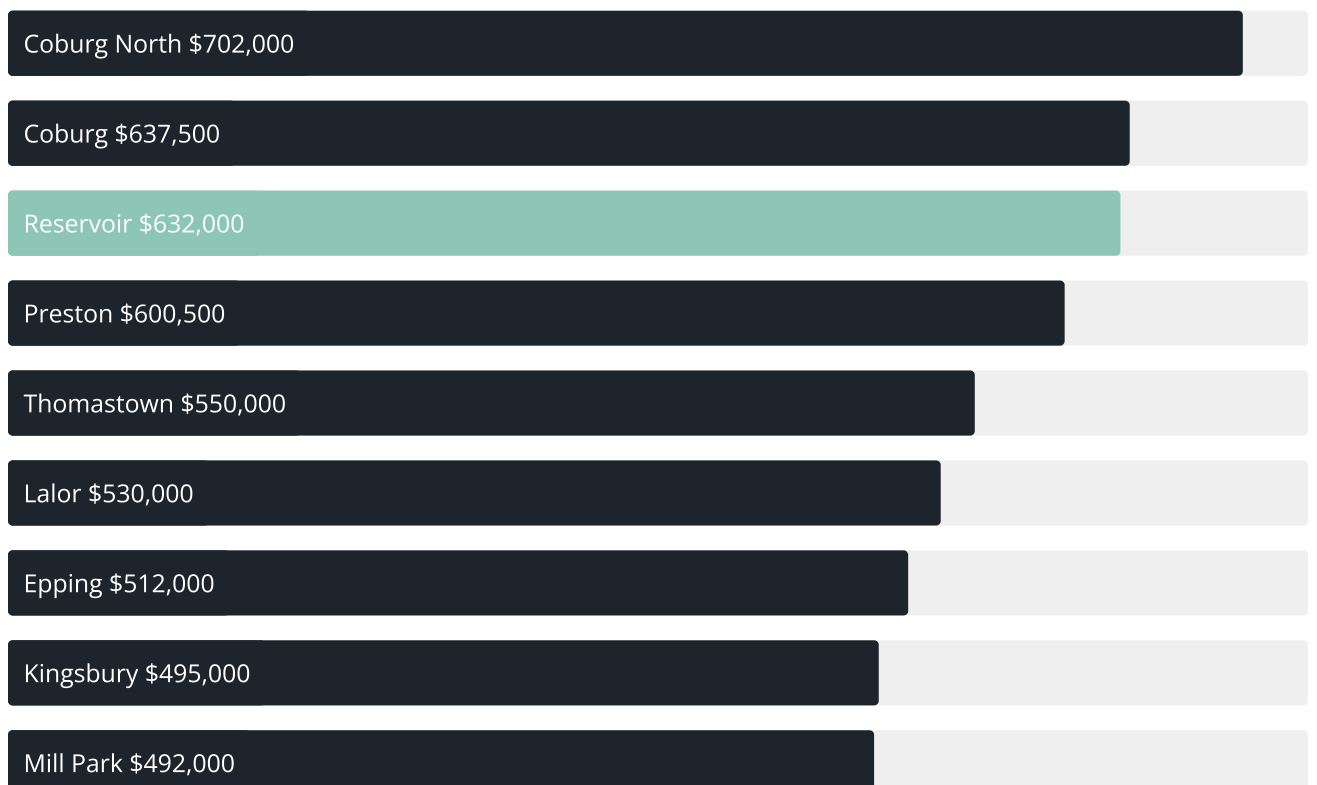
Quarterly Price Change

0.23% ↑

Quarterly Price Change*



RESERVOIR SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

RESERVOIR SUBURB REPORT

Sale Method*



● Auction 64%
● Private 36%

Auction Clearance Rate*

77.07%

Median Days on Market^

25 days

Average Hold Period*

6.5 years

Dwelling Type^



● Houses 63% ● Units 37%

Ownership^



● Owned Outright 34% ● Mortgaged 32% ● Rented 34%

Population^

51,096

Median Asking Rent per week*

\$550

Population Growth^

1.23%

Rental Yield*

2.98%

Median Age^











38 years

Median Household Size^









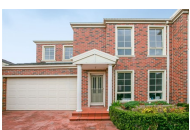

2.4 people

RESERVOIR SUBURB REPORT











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

Address	Bedrooms	Type	Price	Sold
 49 Marchant Av Reservoir	3	House	\$920,000	09 Aug 2025
 4/103-105 St Vigeons Rd Reservoir	3	Townhouse	\$782,000	09 Aug 2025
 1/15 Kennedy St Reservoir	2	Unit	\$725,000	09 Aug 2025
 1/3 Fordham Rd Reservoir	2	Unit	\$659,000	09 Aug 2025
 10 Royal Pde RESERVOIR	3	House	\$1,085,000	09 Aug 2025
 2/77 Rathcown Rd Reservoir	2	Townhouse	\$655,000	06 Aug 2025
 2/127 St Vigeons Rd Reservoir	2	Townhouse	\$730,000	04 Aug 2025
 10 Horton St RESERVOIR	4	House	\$1,540,000	04 Aug 2025
 5/188 Broadway Reservoir	2	Unit	\$470,000	02 Aug 2025
 16 Ryan St Reservoir	3	House	\$920,000	02 Aug 2025

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1 Nisbett St Reservoir	2	House	\$600,000	31 Jul 2025
 1e Carrington Rd Reservoir	3	Townhouse	\$880,000	31 Jul 2025
 2/16 Grimwade St Reservoir	4	Townhouse	\$887,000	30 Jul 2025
 4/93 Arundel Av Reservoir	2	Townhouse	\$590,000	28 Jul 2025
 2/9 Orrong Av Reservoir	2	Unit	\$714,000	26 Jul 2025
 20 Lindenow St Reservoir	4	House	\$1,075,000	26 Jul 2025
 1/47 Boldrewood Pde Reservoir	2	Unit	\$507,000	26 Jul 2025
 2/14 Allenby Av Reservoir	3	Unit	\$758,800	26 Jul 2025
 3/196 Edwardes St Reservoir	3	Townhouse	\$784,000	26 Jul 2025
 4/37 Thackeray Rd Reservoir	2	Unit	\$800,000	25 Jul 2025

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 5 Godley St Reservoir	5	House	\$1,026,000	24 Jul 2025
 2/1-3 Mcfadzean Av Reservoir	2	Unit	\$657,000	24 Jul 2025
 1/80 Purinuan Rd Reservoir	3	Unit	\$747,500	24 Jul 2025
 4/5 Willoughby St Reservoir	3	Townhouse	\$820,000	23 Jul 2025
 3/72 Lane Cr Reservoir	2	Unit	\$655,000	22 Jul 2025
 20 York St Reservoir	3	House	\$1,451,000	21 Jul 2025
 3/89 Thackeray Rd Reservoir	2	Townhouse	\$650,000	21 Jul 2025
 5/70 Yarra Av Reservoir	3	Unit	\$670,000	21 Jul 2025
 6/2 Whitby St Reservoir	3	Unit	\$830,000	19 Jul 2025
 1/76 Orrong Av Reservoir	4	Townhouse	\$880,000	19 Jul 2025



Reservoir Office
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Data is current as of PDF generation date 10/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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