

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$905k**

Quarterly Price Change

**-0.95% ↓**

## Median Unit Price\*

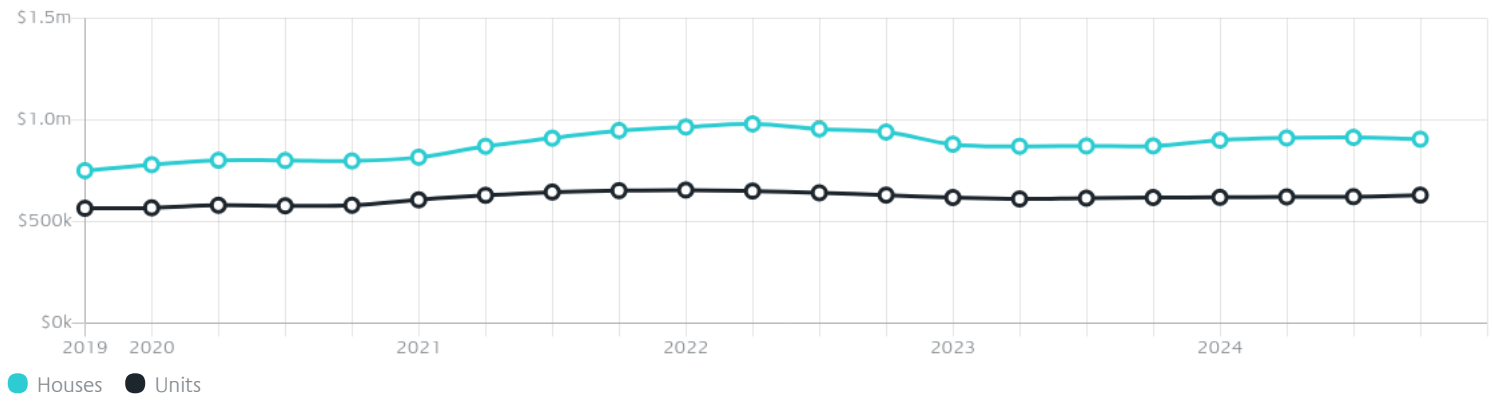
Median

**\$630k**

Quarterly Price Change

**1.28% ↑**

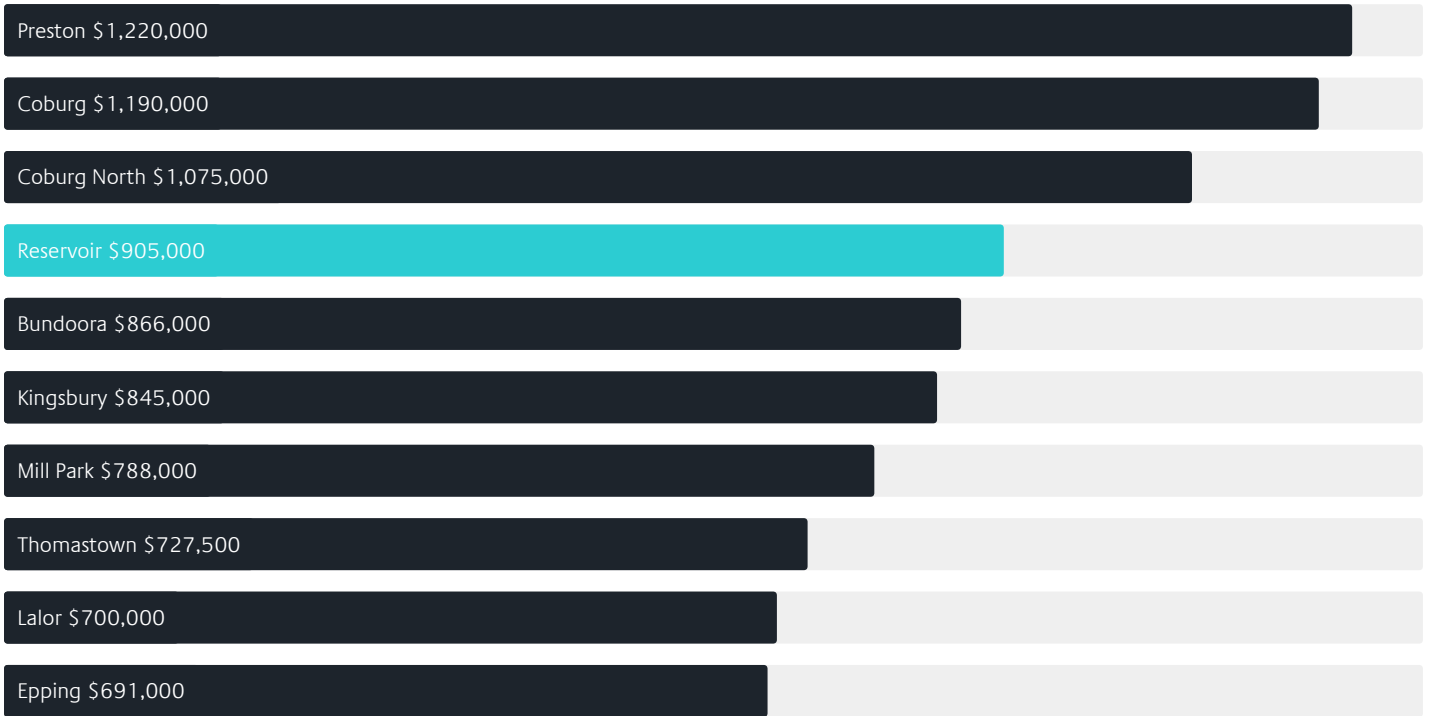
## Quarterly Price Change\*



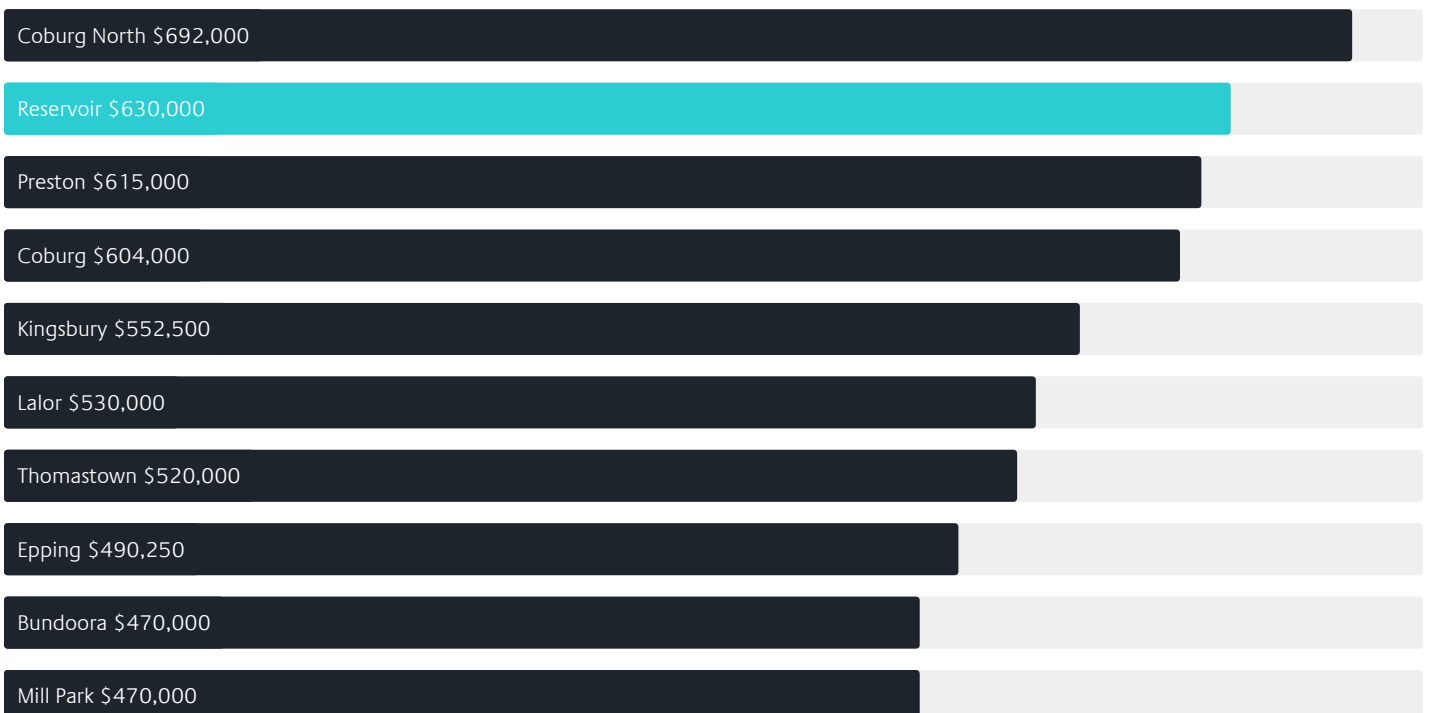
# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 63%  
● Private 37%

## Auction Clearance Rate<sup>\*</sup>

69.84%

## Median Days on Market<sup>^</sup>

30 days

## Average Hold Period<sup>\*</sup>

6.5 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 63% ● Units 37%

## Ownership<sup>^</sup>



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

## Population<sup>^</sup>

51,096

## Median Asking Rent per week<sup>\*</sup>

\$550

## Population Growth<sup>^</sup>

1.23%

## Rental Yield<sup>\*</sup>

2.98%

## Median Age<sup>^</sup>













38 years

## Median Household Size<sup>^</sup>













2.4 people

# Sold Properties~













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/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 3/2 Borrie St Reservoir	2	Townhouse	\$630,000	31 Jan 2025
 2/114 Crookston Rd Reservoir	2	Townhouse	\$641,000	31 Jan 2025
 10/261-263 Broadway Reservoir	3	Apartment	\$585,000	30 Jan 2025
 25a Liston Av Reservoir	3	House	\$705,000	29 Jan 2025
 6/16 Banff St Reservoir	2	Townhouse	\$650,000	28 Jan 2025
 8/86-88 Royal Pde Reservoir	1	Townhouse	\$491,000	28 Jan 2025
 135 Cheddar Rd Reservoir	3	House	\$715,000	23 Jan 2025
 47 Henty St Reservoir	3	House	\$925,000	15 Jan 2025
 1/22 Evans Cr RESERVOIR	3	House	\$637,500	14 Jan 2025
 1/26 Thackeray Rd Reservoir	3	Townhouse	\$770,000	14 Jan 2025
 4/37 Storey Rd Reservoir	2	Townhouse	\$735,000	03 Jan 2025
 1b Birdwood St Reservoir	2	Townhouse	\$720,000	31 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/9 Smith St Reservoir	2	Townhouse	\$555,000	31 Dec 2024
 1/36 Seston St Reservoir	2	Townhouse	\$600,000	30 Dec 2024
 38 Ashley St Reservoir	3	House	\$935,000	27 Dec 2024
 9a Marshall Dr Reservoir	3	Unit	\$675,000	24 Dec 2024
 4/96 Darebin Blvd Reservoir	2	Unit	\$555,000	23 Dec 2024
 1/90 Arundel Av Reservoir	3	House	\$730,000	22 Dec 2024
 15/2 Gremel Rd Reservoir	1	Unit	\$90,000	22 Dec 2024
 28 Morris St Reservoir	3	House	\$740,000	21 Dec 2024
 39 Charlton Cr Reservoir	3	House	\$681,000	21 Dec 2024
 10 Lucille Av Reservoir	3	House	\$709,000	21 Dec 2024
 1/5 Ashley St Reservoir	2	Townhouse	\$616,000	21 Dec 2024
 1/755 Plenty Rd Reservoir	2	Apartment	\$413,000	20 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6/957-961 High St Reservoir	2	Townhouse	\$560,000	20 Dec 2024
 16 Pershing St Reservoir	3	House	\$1,100,000	18 Dec 2024
 2/14 Nicholson Av Reservoir	3	Townhouse	\$685,000	18 Dec 2024
 1n Bonview St Reservoir	3	Townhouse	\$820,000	17 Dec 2024
 3/91 Darebin Blvd Reservoir	2	Unit	\$495,000	17 Dec 2024
 2/17 Joffre St Reservoir	2	Townhouse	\$748,000	17 Dec 2024
 1/82 Howard St RESERVOIR	3	Unit	\$860,000	17 Dec 2024
 1/141 Rathcown Rd Reservoir	2	Unit	\$470,000	16 Dec 2024
 2/5 Smith St Reservoir	3	Unit	\$650,000	14 Dec 2024
 3/1-3 Mcfadzean Av Reservoir	2	Unit	\$538,500	14 Dec 2024
 7 St Johns Ct Reservoir	3	House	\$885,000	14 Dec 2024
 52A Cheddar Rd Reservoir	2	House	\$545,000	14 Dec 2024

# Jellis Craig

Reservoir Office  
982 High Street, Reservoir  
03 9070 5095

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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