

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$900k

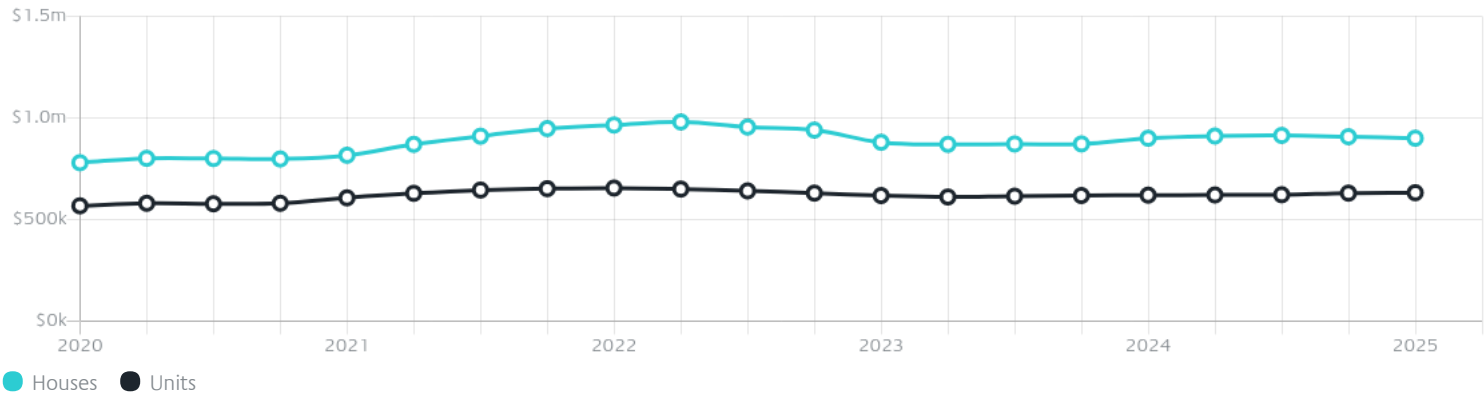
Quarterly Price Change
-0.82% ↓

Median Unit Price*

Median
\$632k

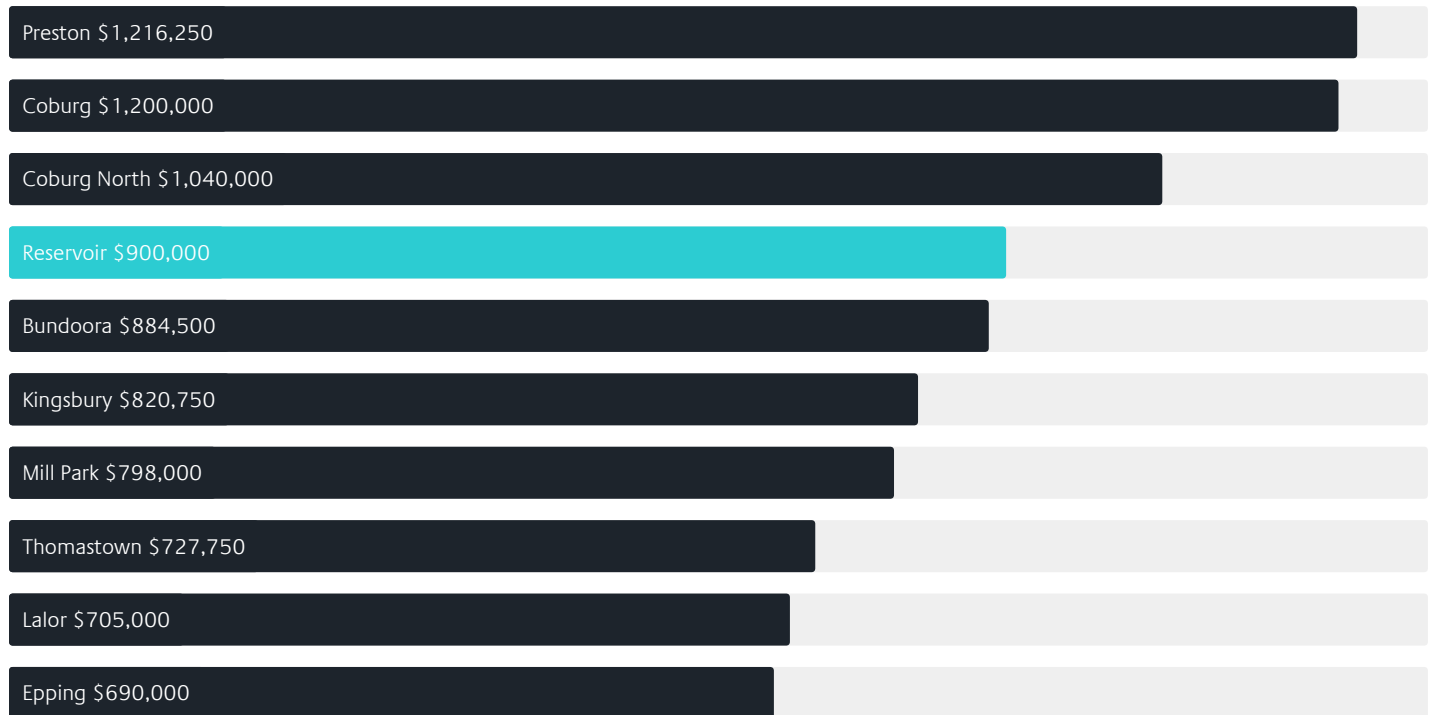
Quarterly Price Change
0.31% ↑

Quarterly Price Change*

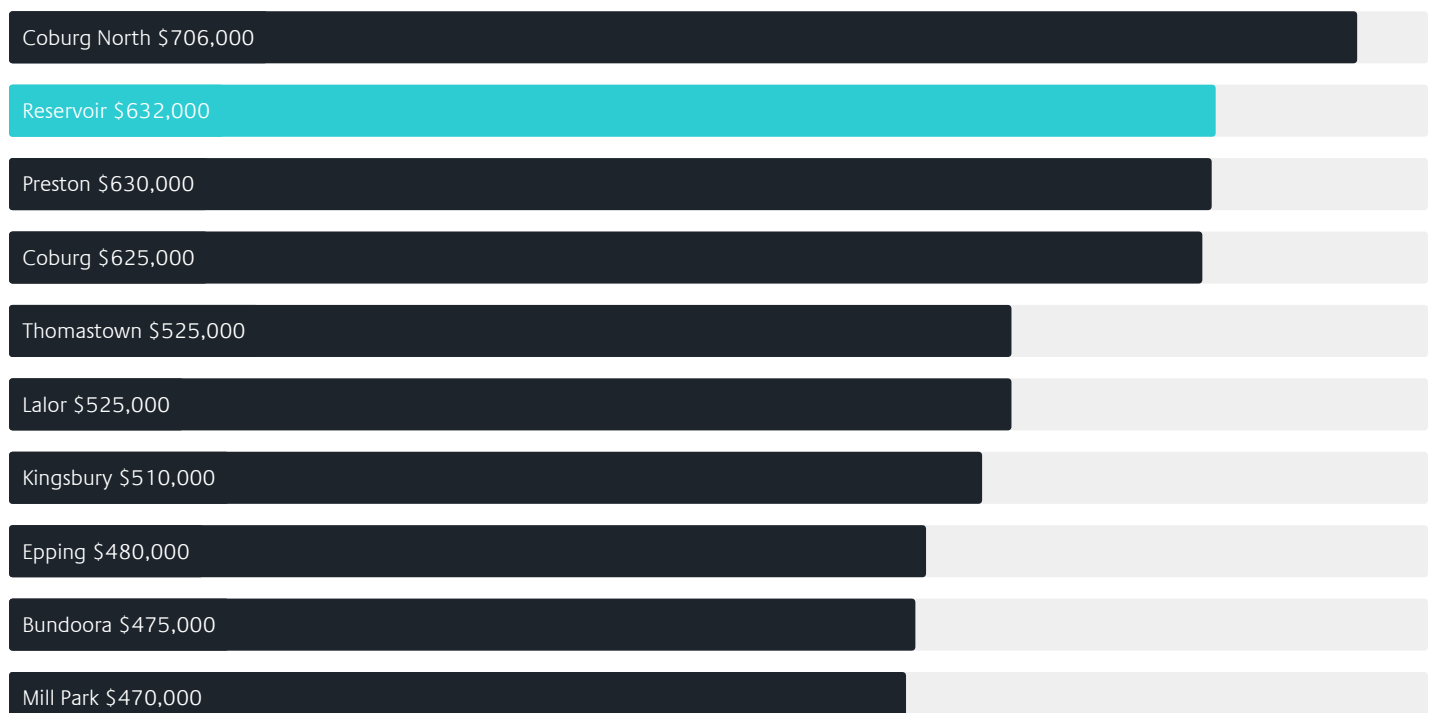


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 68%
● Private 32%

Auction Clearance Rate^{*}

75.12%

Median Days on Market[^]

25 days

Average Hold Period^{*}

6.5 years

Insights

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[^]











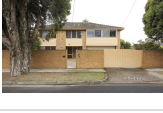

2.4 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 2/79 Winter Cr Reservoir	2	Townhouse	\$630,000	30 Jun 2025
 2/16 Jinghi Rd Reservoir	2	Unit	\$537,500	28 Jun 2025
 41 Andrews Av Reservoir	3	House	\$710,500	28 Jun 2025
 3/153 Rathcown Rd Reservoir	2	Unit	\$650,000	28 Jun 2025
 34 Ludeman Ct Reservoir	3	House	\$878,500	28 Jun 2025
 23 Croft Cr Reservoir	3	House	\$785,000	28 Jun 2025
 3/44 Barry St Reservoir	3	Unit	\$667,000	28 Jun 2025
 5 Ludeman Ct Reservoir	3	House	\$835,000	28 Jun 2025
 3/33 Crookston Rd Reservoir	2	Townhouse	\$595,000	27 Jun 2025
 3/57 Yarra Av Reservoir	2	Townhouse	\$782,500	27 Jun 2025
 214/76 Tyler St Reservoir	2	Apartment	\$457,500	26 Jun 2025
 19a Drysdale St Reservoir	3	Townhouse	\$1,087,000	25 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 3/105 Barton St Reservoir	2	Townhouse	\$690,000	23 Jun 2025
 28 Burbank Dr Reservoir	3	House	\$775,000	23 Jun 2025
 3/14 Drysdale St Reservoir	2	Unit	\$430,000	23 Jun 2025
 778 Plenty Rd Reservoir	3	House	\$1,100,000	21 Jun 2025
 41 Hughes Pde Reservoir	3	House	\$935,000	21 Jun 2025
 2/15 Lucille Av Reservoir	3	Townhouse	\$720,000	21 Jun 2025
 3/4 Clingin St Reservoir	2	Townhouse	\$588,888	21 Jun 2025
 46 Botha Av Reservoir	3	House	\$970,000	21 Jun 2025
 1/27 Grimwade St Reservoir	2	Unit	\$615,000	21 Jun 2025
 102A/59 Johnson St Reservoir	2	Apartment	\$470,000	21 Jun 2025
 2 Bray St Reservoir	4	House	\$1,110,000	21 Jun 2025
 22 Jinghi Rd Reservoir	3	House	\$1,301,500	21 Jun 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 2/853 High St Reservoir	2	Townhouse	\$689,000	20 Jun 2025
 60/2 Gremel Rd Reservoir	1	Unit	\$137,500	20 Jun 2025
 3/34 St Vigeons Rd Reservoir	2	Villa	\$614,500	20 Jun 2025
 5/20-22 Thackeray Rd Reservoir	2	Townhouse	\$766,000	19 Jun 2025
 15 Shand Rd Reservoir	2	House	\$850,000	19 Jun 2025
 21 Summerhill Rd Reservoir	2	House	\$730,000	18 Jun 2025
 3/35-37 Ashley St Reservoir	2	Unit	\$580,000	18 Jun 2025
 1/112 Royal Pde Reservoir	3	Unit	\$801,050	17 Jun 2025
 2 Florence Cl Reservoir	3	House	\$990,000	16 Jun 2025
 3/12 Sturdee St Reservoir	2	Unit	\$681,000	16 Jun 2025
 3/46 Crookston Rd Reservoir	2	Unit	\$575,000	14 Jun 2025
 37 Epstein St Reservoir	3	House	\$927,000	14 Jun 2025



Reservoir Office
982 High Street, Reservoir
03 9070 5095

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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