

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median
\$900k

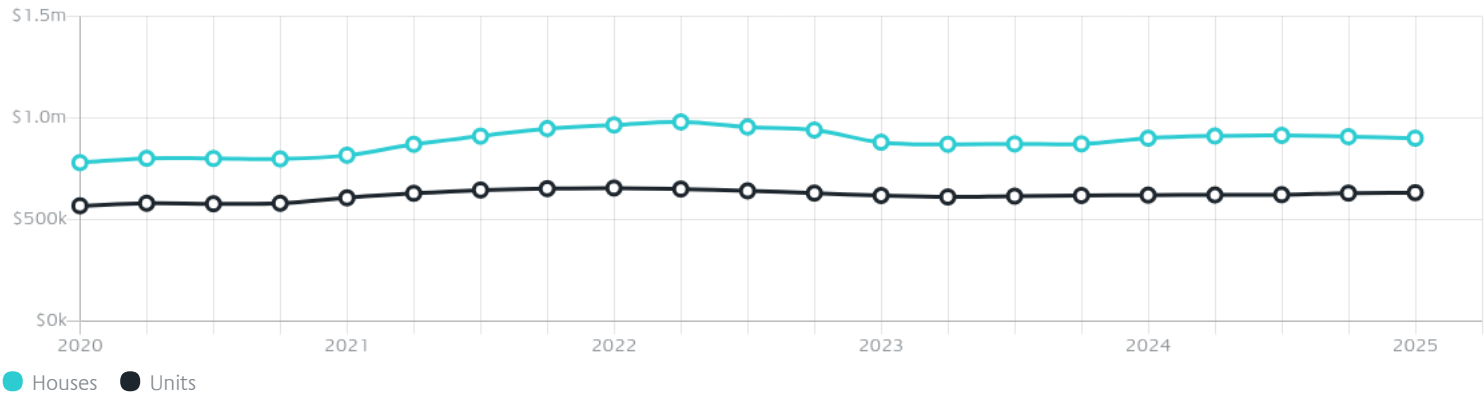
Quarterly Price Change
-0.82% ↓

Median Unit Price*

Median
\$632k

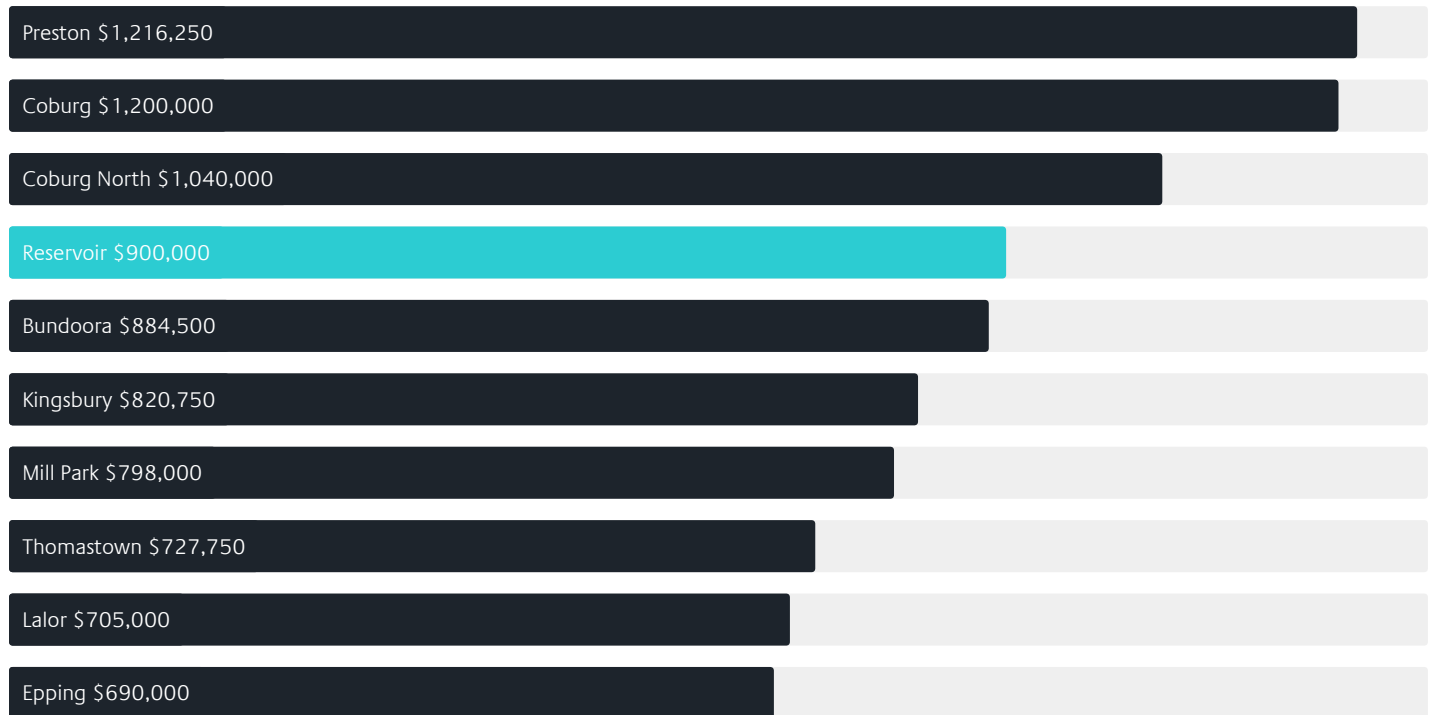
Quarterly Price Change
0.31% ↑

Quarterly Price Change*

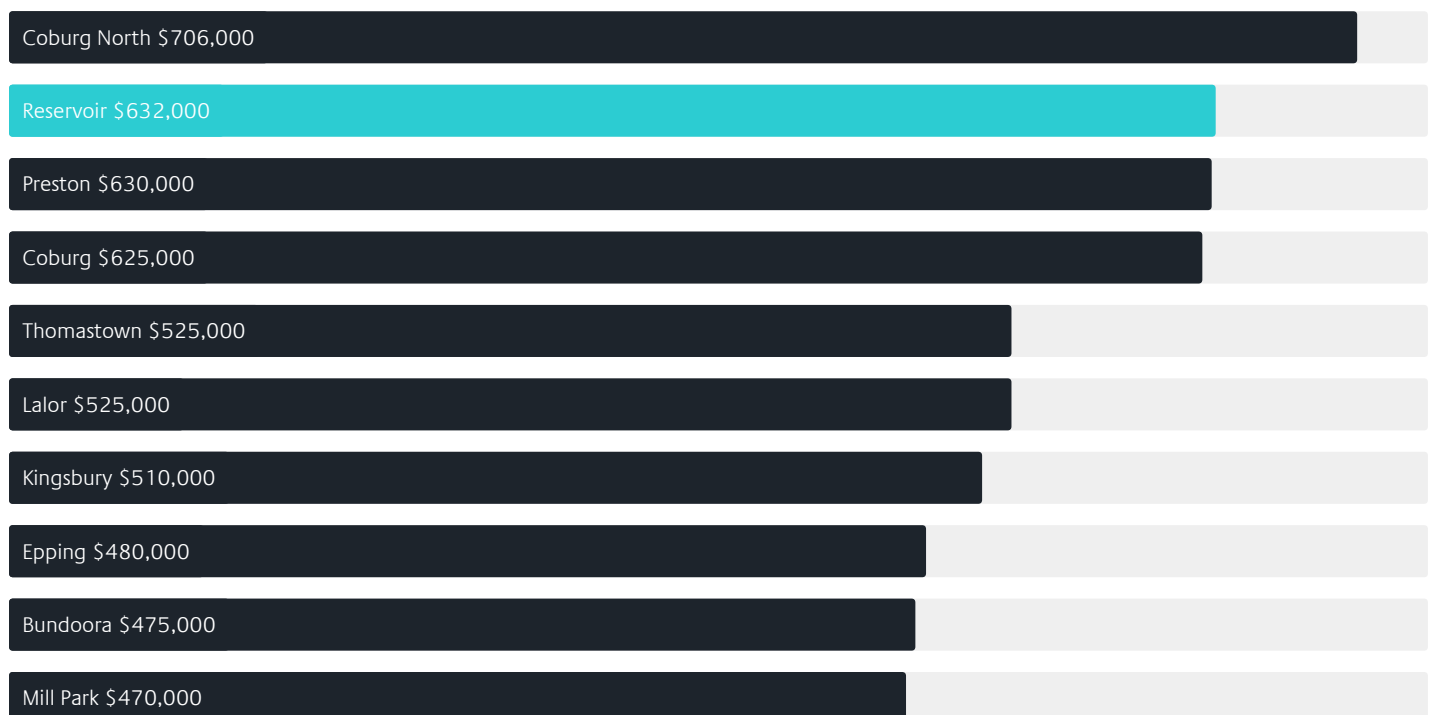


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 63%
● Private 37%

Auction Clearance Rate*

75.44%

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^








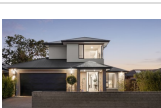

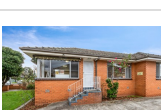

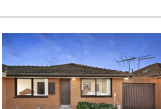
38 years

Median Household Size^













2.4 people

Sold Properties~










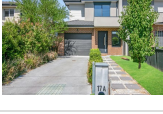


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-----------|-------------|-------------|
|  7 / 14 Merino St Reservoir | 2 | Unit | \$515,500 | 29 Apr 2025 |
|  7 Dorrington Av Reservoir | 3 | House | \$715,000 | 28 Apr 2025 |
|  6 Summerhill Rd RESERVOIR | 3 | House | \$812,500 | 26 Apr 2025 |
|  70 Tunaley Pde RESERVOIR | 3 | House | \$830,000 | 26 Apr 2025 |
|  8 Hosken St Reservoir | 3 | House | \$1,055,000 | 26 Apr 2025 |
|  33 Keon Pde Reservoir | 3 | House | \$610,000 | 26 Apr 2025 |
|  50 Kia Ora Rd Reservoir | 3 | House | \$927,500 | 26 Apr 2025 |
|  53 Dumbarton St Reservoir | 5 | House | \$1,800,000 | 24 Apr 2025 |
|  2b Best St Reservoir | 2 | Townhouse | \$659,000 | 24 Apr 2025 |
|  1 / 30 Kelsby St Reservoir | 1 | Unit | \$360,000 | 23 Apr 2025 |
|  3 / 30 Miranda Rd Reservoir | 2 | Unit | \$570,000 | 19 Apr 2025 |
|  3 / 23 Compton St Reservoir | 2 | Unit | \$640,000 | 19 Apr 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|---|----------|-------|-------------|-------------|
|  9/3-5 Whitelaw St Reservoir | 1 | Unit | \$345,000 | 17 Apr 2025 |
|  18 Joffre St Reservoir | 4 | House | \$1,661,000 | 17 Apr 2025 |
|  1/1-3 Mcfadzean Av Reservoir | 2 | Unit | \$615,000 | 16 Apr 2025 |
|  31 Orrong Av Reservoir | 2 | House | \$795,000 | 12 Apr 2025 |
|  5/12 Willoughby St Reservoir | 2 | Unit | \$660,000 | 12 Apr 2025 |
|  78 Lloyd Av Reservoir | 3 | House | \$936,000 | 12 Apr 2025 |
|  10 Vale St Reservoir | 3 | House | \$1,260,000 | 12 Apr 2025 |
|  14 Corvey Rd Reservoir | 3 | House | \$1,145,000 | 12 Apr 2025 |
|  14 Barron St Reservoir | 3 | House | \$942,000 | 12 Apr 2025 |
|  3/177 Edwardes St Reservoir | 2 | Unit | \$545,000 | 12 Apr 2025 |
|  37 Hughes Pde Reservoir | 3 | House | \$879,000 | 12 Apr 2025 |
|  147 Rathcown Rd Reservoir | 3 | House | \$729,000 | 12 Apr 2025 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-----------|-------------|
|  4/22 Hickford St Reservoir | 2 | Unit | \$549,000 | 11 Apr 2025 |
|  3/3 View St Reservoir | 2 | Villa | \$651,000 | 11 Apr 2025 |
|  4/17 Dundee St Reservoir | 2 | Unit | \$588,000 | 10 Apr 2025 |
|  3/170 Spring St Reservoir | 2 | Townhouse | \$705,000 | 09 Apr 2025 |
|  4/25 Invermay St RESERVOIR | 2 | Unit | \$555,000 | 08 Apr 2025 |
|  15 Mcfadzean Av Reservoir | 3 | House | \$760,000 | 07 Apr 2025 |
|  4/74 King William St RESERVOIR | 1 | Apartment | \$315,000 | 05 Apr 2025 |
|  1 Delaware St Reservoir | 2 | House | \$957,000 | 05 Apr 2025 |
|  42 Home St Reservoir | 2 | House | \$690,000 | 05 Apr 2025 |
|  17A North Rd Reservoir | 3 | House | \$855,000 | 05 Apr 2025 |
|  3/44 Dundee St Reservoir | 2 | Townhouse | \$705,000 | 05 Apr 2025 |
|  62 Goulburn Av Reservoir | 2 | House | \$890,000 | 05 Apr 2025 |



Reservoir Office
982 High Street, Reservoir
03 9070 5095

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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