

JellisCraig

RESERVOIR

Suburb Report

Know your neighbourhood.



RESERVOIR SUBURB REPORT

Median House Price*

Median

\$920k

Quarterly Price Change

1.99% ↑

Median Unit Price*

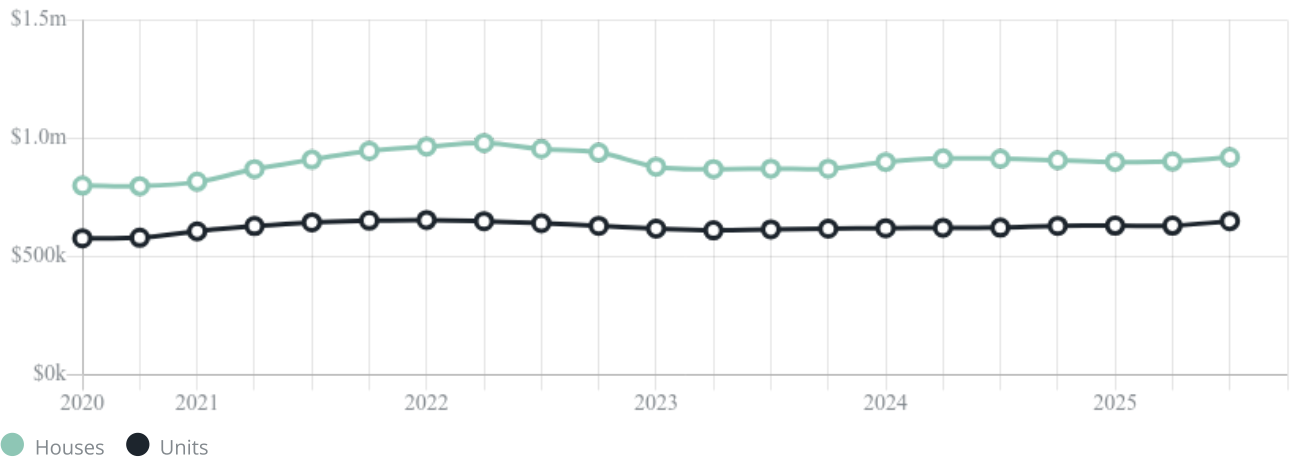
Median

\$650k

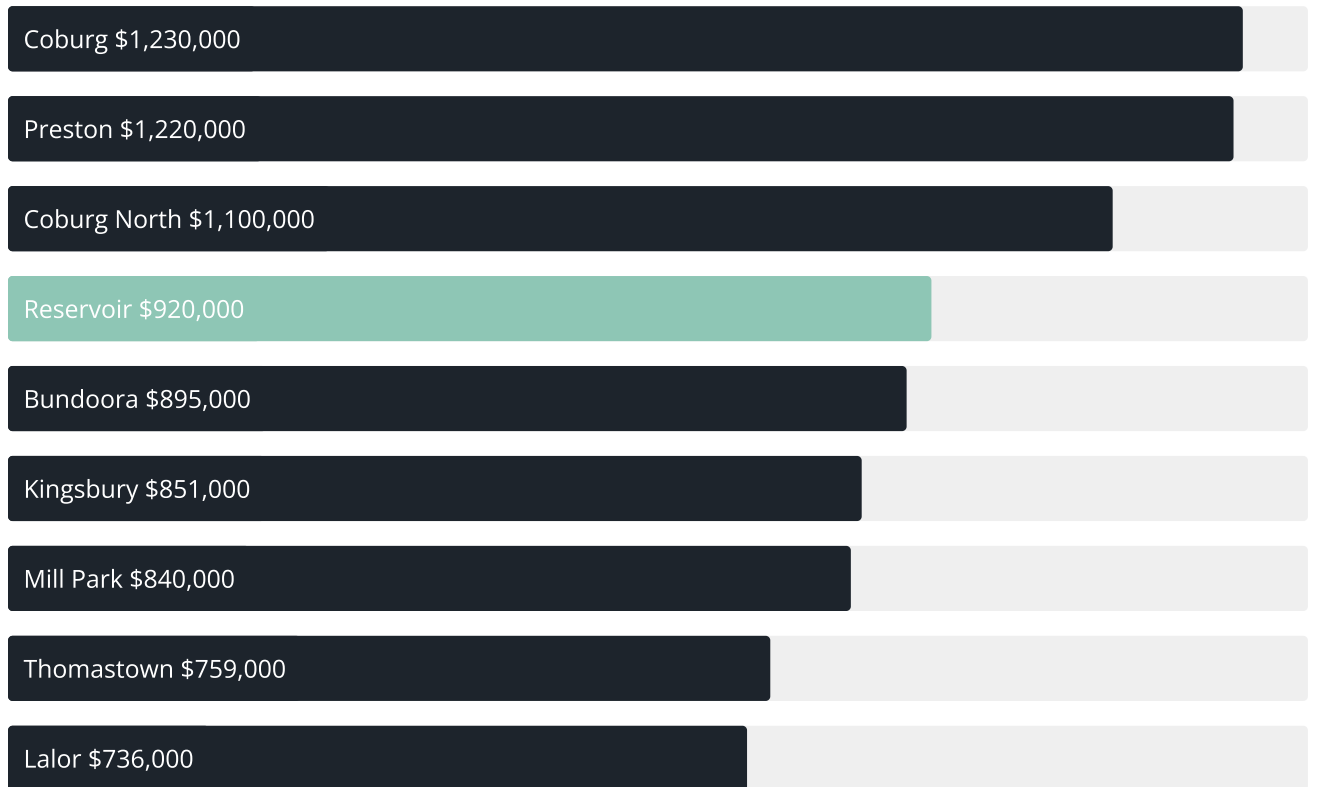
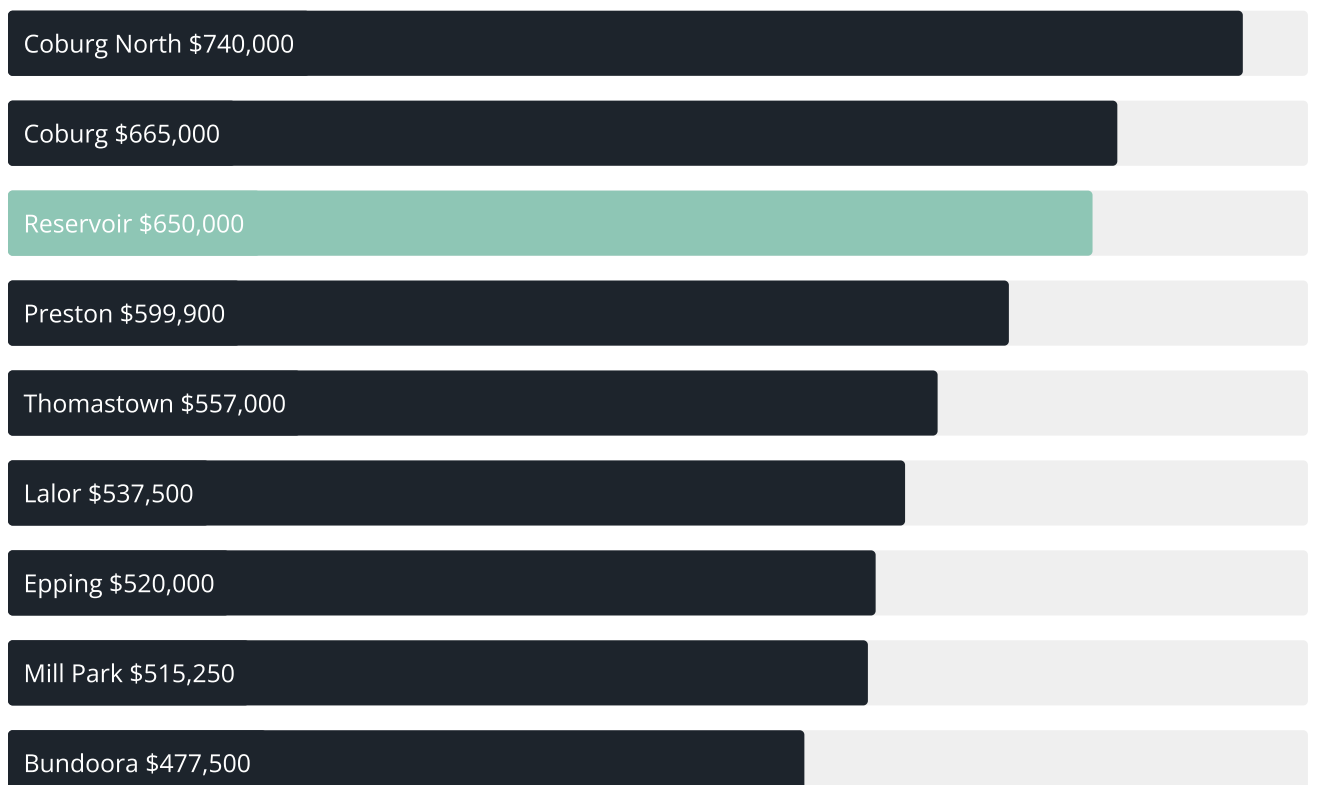
Quarterly Price Change

3.09% ↑

Quarterly Price Change*



RESERVOIR SUBURB REPORT

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

RESERVOIR SUBURB REPORT

Sale Method*



● Auction 67%
● Private 33%

Auction Clearance Rate*

82.65%

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
 1/853 High St Reservoir	3	Townhouse	\$738,000	29 Oct 2025
 10a Barton St Reservoir	3	House	\$1,090,000	29 Oct 2025
 15 Locksley Av Reservoir	4	House	\$1,450,000	27 Oct 2025
 9 Pedersen Av Reservoir	3	House	\$775,000	27 Oct 2025
 5 Hewitt St RESERVOIR	3	House	\$1,700,000	25 Oct 2025
 47 Orrong Av Reservoir	3	House	\$728,000	25 Oct 2025
 6/3 Barry St Reservoir	1	Townhouse	\$485,000	25 Oct 2025
 27 Morris St Reservoir	3	House	\$831,000	25 Oct 2025
 56 Locksley Av Reservoir	3	House	\$1,190,000	25 Oct 2025
 92a Miranda Rd Reservoir	3	Unit	\$760,000	25 Oct 2025

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4 Lindsay St Reservoir	3	House	\$1,130,000	25 Oct 2025
 1/43 Byfield St Reservoir	1	Unit	\$467,500	25 Oct 2025
 4/128 Rathcown Rd Reservoir	2	Unit	\$524,000	25 Oct 2025
 11 White St Reservoir	3	House	\$1,215,000	25 Oct 2025
 15 Glasgow Av Reservoir	3	House	\$950,000	25 Oct 2025
 39 Merrilands Rd Reservoir	3	House	\$1,210,000	25 Oct 2025
 787 Gilbert Rd Reservoir	3	House	\$1,206,000	25 Oct 2025
 29 Corben St Reservoir	3	House	\$1,115,000	25 Oct 2025
 2/35 Leamington St Reservoir	2	Townhouse	\$720,000	25 Oct 2025
 136a Darebin Blvd Reservoir	4	House	\$906,000	25 Oct 2025

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Kerang Av Reservoir	2	House	\$735,000	24 Oct 2025
 8a Ameily Cr Reservoir	3	House	\$1,100,000	21 Oct 2025
 408B/51 Johnson St Reservoir	3	Apartment	\$760,000	20 Oct 2025
 60 Tracey St Reservoir	3	House	\$900,000	19 Oct 2025
 1 Bogong Ct Reservoir	3	House	\$731,000	18 Oct 2025
 85 Arundel Av Reservoir	3	House	\$960,000	18 Oct 2025
 3/15 Suffolk St Reservoir	2	Unit	\$700,000	18 Oct 2025
 100 Radford Rd Reservoir	3	House	\$1,105,000	18 Oct 2025
 3/39 Boldrewood Pde Reservoir	2	Unit	\$547,500	18 Oct 2025
 6 Verdun Gr Reservoir	3	House	\$1,430,000	18 Oct 2025



Reservoir Office
982 High Street, Reservoir
03 9070 5095

jellisraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.