



Reservoir

Suburb Report



Your connection to property insights



JellisCraig

RESERVOIR SUBURB REPORT

Median house price¹

Median

\$978k

Quarterly price change

1.84% ↑

Median unit price¹

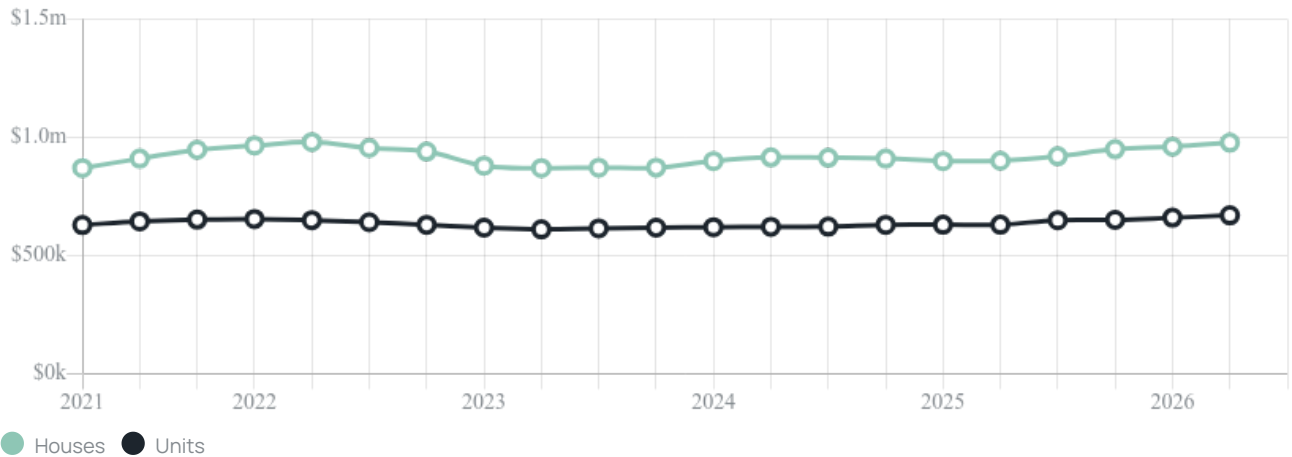
Median

\$670k

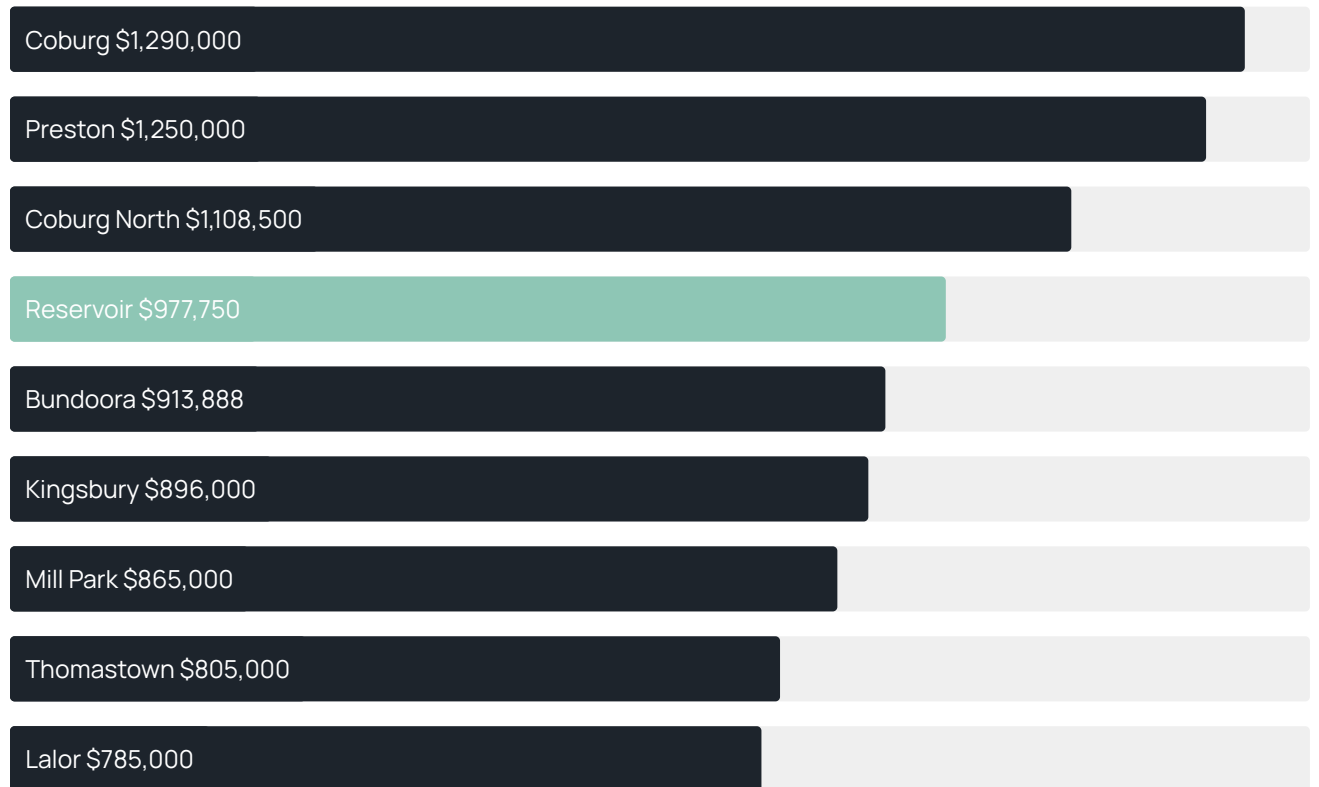
Quarterly price change

1.51% ↑

Quarterly price change¹



RESERVOIR SUBURB REPORT

Median house price¹Median unit price¹

Sale method²Auction clearance rate³

70.21%

Median days on market³

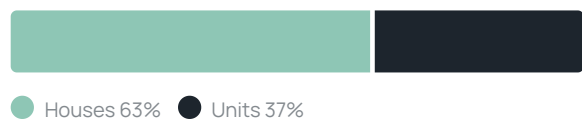
25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.5 years

Dwelling type⁵Ownership⁵Population⁵

51,096

Median asking rent¹

\$580 per week

Population growth⁵

1.23%

Rental yield¹

2.98%

Median age⁵

38 years

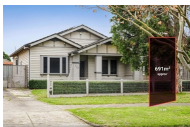
Median household size⁵

2.4 people

RESERVOIR SUBURB REPORT

Recent Reservoir sales

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 38d Regent St Reservoir	2	Townhouse	\$620,000	28 Jul 2026
 92 Rathcown Rd Reservoir	3	House	\$1,121,000	25 Jul 2026
 84 Queen St RESERVOIR	4	House	\$1,415,000	25 Jul 2026
 8a Army Av Reservoir	4	House	\$1,430,000	25 Jul 2026
 3/94 Purinuan Rd RESERVOIR	2	Unit	\$615,000	25 Jul 2026
 152 Rathcown Rd Reservoir	2	House	\$905,000	24 Jul 2026
 1/3 Box St Reservoir	3	House	\$820,000	22 Jul 2026
 64 Arundel Av Reservoir	4	House	\$1,028,000	22 Jul 2026
 4/97 Rathcown Rd Reservoir	2	Unit	\$610,000	22 Jul 2026
 53 Andrews Av Reservoir	3	House	\$790,000	22 Jul 2026

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2a Lawson St Reservoir	3	Townhouse	\$836,000	22 Jul 2026
 1/224 Spring St Reservoir	2	Townhouse	\$555,000	20 Jul 2026
 1/7 Dunolly Cr Reservoir	2	Townhouse	\$480,000	18 Jul 2026
 30 Rubicon St Reservoir	4	House	\$1,162,000	18 Jul 2026
 37 Liston Av Reservoir	3	House	\$765,000	18 Jul 2026
 14 Thackeray Rd Reservoir	3	House	\$1,111,000	18 Jul 2026
 62a Blake St Reservoir	4	House	\$942,000	17 Jul 2026
 8/45 Edwardes St Reservoir	1	Townhouse	\$368,000	17 Jul 2026
 3/40 Crawley St Reservoir	1	Unit	\$426,500	14 Jul 2026
 28 Churchill Av Reservoir	3	House	\$731,300	14 Jul 2026

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 65 Merrilands Rd Reservoir	4	House	\$800,000	12 Jul 2026
 1/8 Miranda Rd Reservoir	2	Townhouse	\$591,000	11 Jul 2026
 6 Hickford St Reservoir	4	House	\$960,000	11 Jul 2026
 3/1065 High St Reservoir	2	Unit	\$495,000	11 Jul 2026
 10 Clinnick St RESERVOIR	3	House	\$860,000	11 Jul 2026
 18 Banff St Reservoir	3	House	\$1,257,000	11 Jul 2026
 1/13 Newton St Reservoir	2	Townhouse	\$605,000	10 Jul 2026
 161 Broadhurst Av Reservoir	3	House	\$935,000	10 Jul 2026
 52 Lockton Av Reservoir	4	House	\$870,000	10 Jul 2026
 301A/51 Johnson St Reservoir	3	Apartment	\$602,500	08 Jul 2026



Jellis Craig Reservoir
982 High Street, Reservoir
03 9070 5095

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/08/2026

1 Property Data Online, updated quarterly for the past 12 months

2 Property Data Online, updated daily for the past 12 months

3 Property Data Online, updated daily for the past quarter

4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily

5 2021 Australian Census

6 Property Data Online, updated daily

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.