



Reservoir Suburb Report

Your connection to property insights



JellisCraig

Property Prices

RESERVOIR SUBURB REPORT

Median house price¹

Median

\$920k

Quarterly price change

1.99% 

Median unit price¹

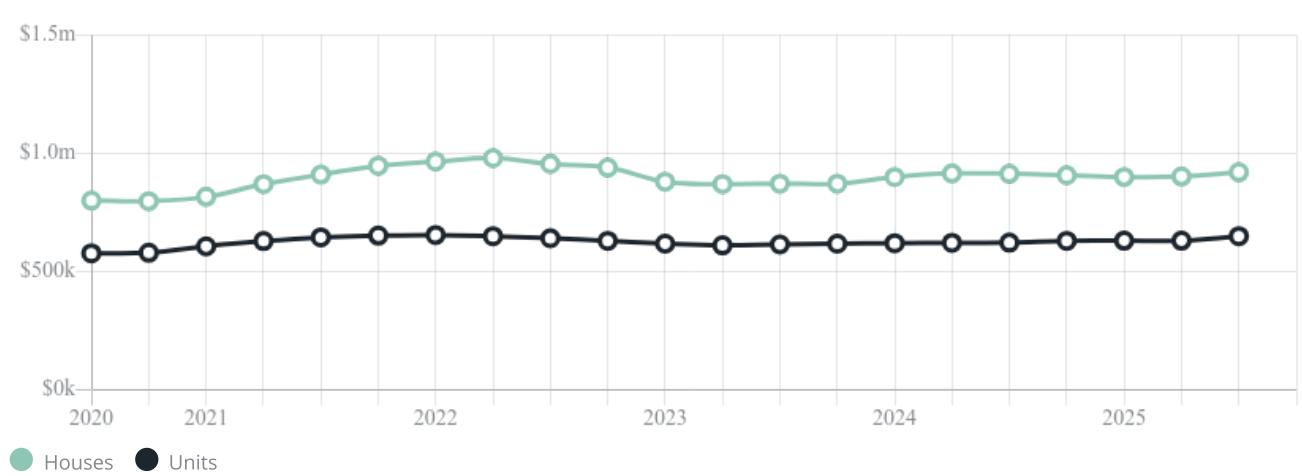
Median

\$650k

Quarterly price change

3.09% 

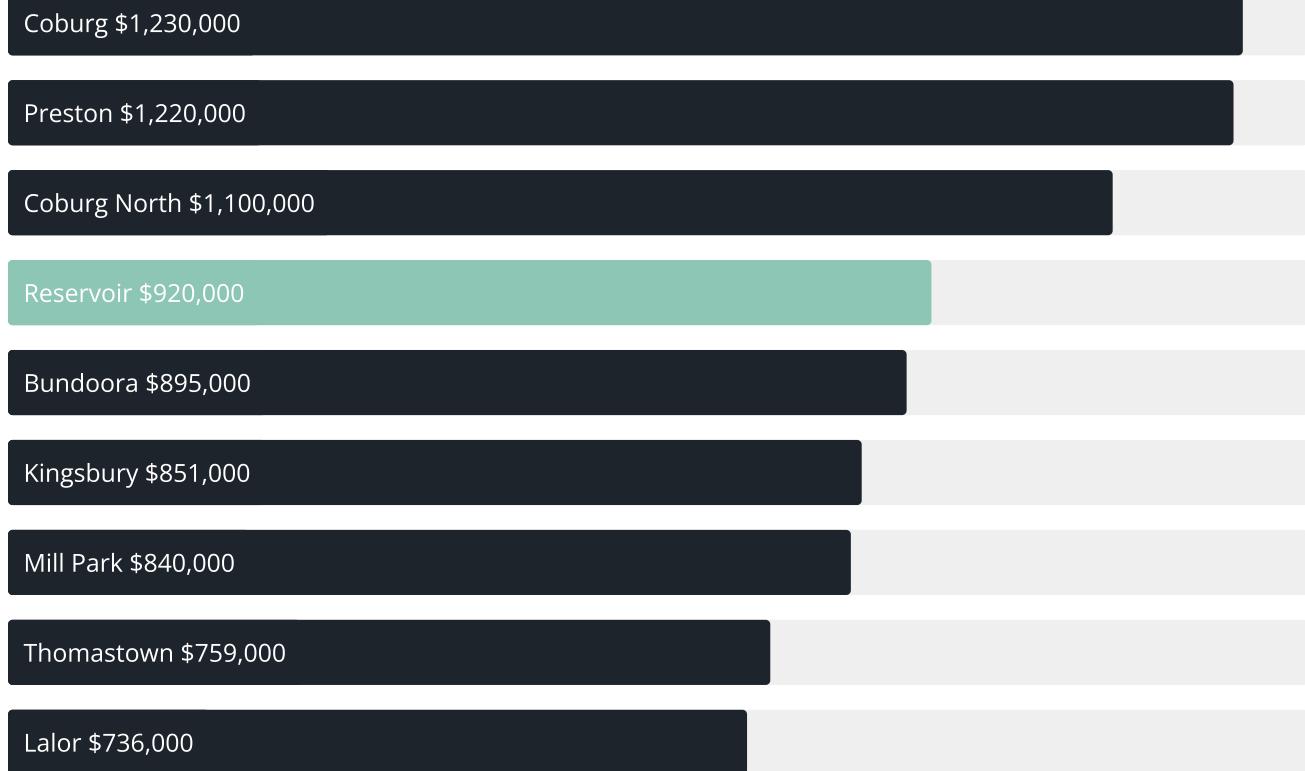
Quarterly price change¹



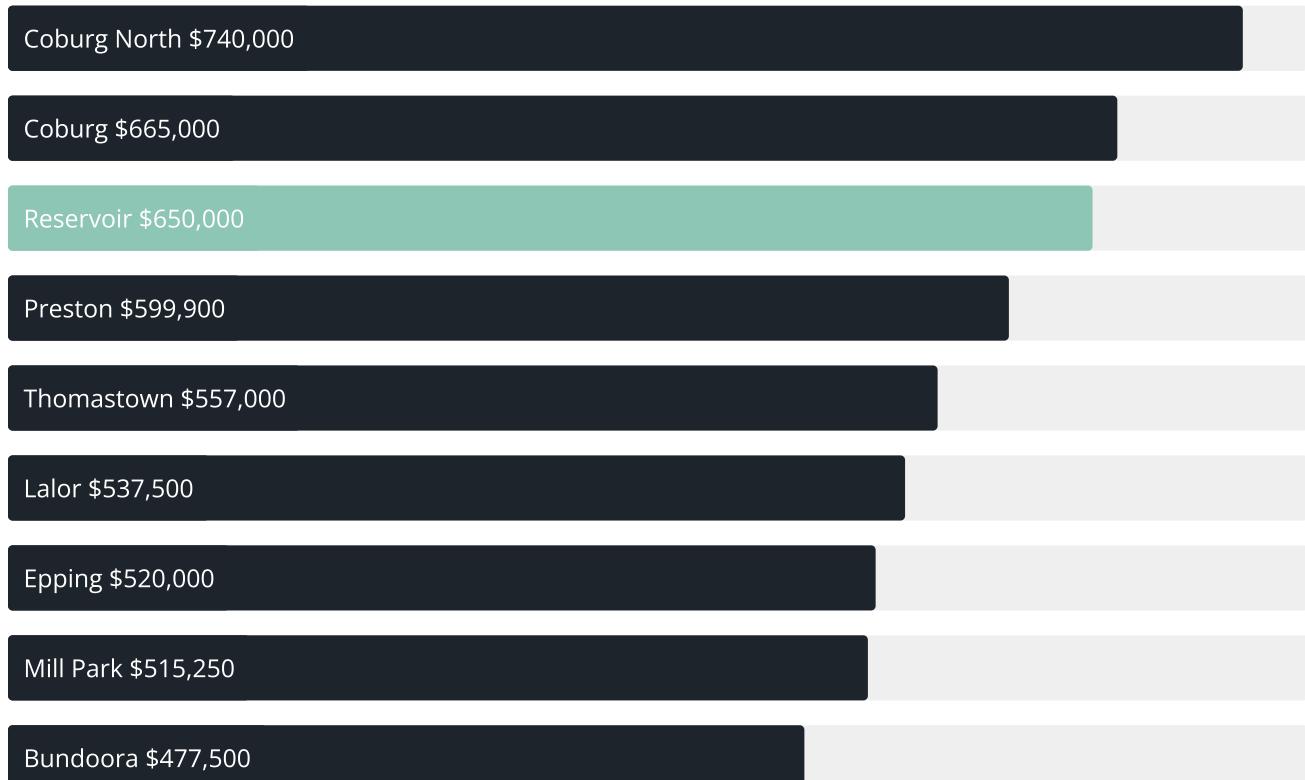
Surrounding Suburbs

RESERVOIR SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

RESERVOIR SUBURB REPORT

Sale method²



● Auction 68%
● Private 32%

Auction clearance rate³

78.8%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.5 years

Insights

Dwelling type⁵



● Houses 63% ● Units 37%

Ownership⁵



● Owned outright 34% ● Mortgaged 32% ● Rented 34%

Population⁵

51,096

Median asking rent¹

\$550 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 jelliscraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 19 Keon Pde Reservoir	3	House	\$756,000	31 Dec 2025
 1/64 Seston St RESERVOIR	2	House	\$600,000	24 Dec 2025
 2/3 Loddon Av Reservoir	3	Townhouse	\$718,000	23 Dec 2025
 218 Broadway Reservoir	4	House	\$742,000	23 Dec 2025
 2/24 Henty St Reservoir	3	Unit	\$820,000	23 Dec 2025
 22 Liston Av Reservoir	2	House	\$775,000	22 Dec 2025
 2/7 St Vigeons Rd Reservoir	3	House	\$675,000	21 Dec 2025
 104 Glasgow Av Reservoir	4	House	\$1,200,000	20 Dec 2025
 8 Moore Cr Reservoir	3	House	\$950,000	20 Dec 2025
 71 Powell St Reservoir	6	House	\$1,225,000	20 Dec 2025

Sold Properties

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/544 Gilbert Rd Reservoir	1	Unit	\$387,000	19 Dec 2025
 4/70 Purinuan Rd Reservoir	1	Unit	\$341,000	19 Dec 2025
 2/87 Cuthbert Rd Reservoir	2	Subdivided Unit/Villa/Townhouse - Single OYO Dwelling	\$400,000	19 Dec 2025
 109 St Vigeons Rd Reservoir	3	House	\$880,000	19 Dec 2025
 6 Kyneton Av Reservoir	3	House	\$847,500	19 Dec 2025
 3/17 Henderson St Reservoir	2	Unit	\$536,000	19 Dec 2025
 2/95 Cuthbert Rd Reservoir	2	Unit	\$720,000	18 Dec 2025
 78 Miranda Rd Reservoir	4	House	\$950,000	18 Dec 2025
 8 Taylor Av Reservoir	3	House	\$1,241,000	17 Dec 2025
 75 Rathcown Rd Reservoir	3	House	\$1,150,000	17 Dec 2025

Sold Properties

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/165 Rathcown Rd Reservoir	2	Townhouse	\$635,000	17 Dec 2025
 6 Mais St Reservoir	4	House	\$905,000	17 Dec 2025
 2/21 Daventry St Reservoir	2	Townhouse (Conjoined)	\$650,000	17 Dec 2025
 57 Dredge St Reservoir	4	House	\$1,500,000	13 Dec 2025
 2/43 Byfield St Reservoir	1	Unit	\$446,000	13 Dec 2025
 19 Keely St Reservoir	4	House	\$1,022,500	13 Dec 2025
 87 Cheddar Rd Reservoir	3	House	\$811,000	13 Dec 2025
 4/51 St Vigeons Rd RESERVOIR	3	Unit	\$632,000	13 Dec 2025
 13 Mccoll St Reservoir	3	House	\$1,164,000	13 Dec 2025
 12/47-53 Edwardes St Reservoir	3	Townhouse	\$755,000	13 Dec 2025



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 08/01/2026

- 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

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