



Reservoir

Suburb Report



Your connection to property insights



JellisCraig

RESERVOIR SUBURB REPORT

Median house price¹

Median

\$950k

Quarterly price change

3.26% ↑

Median unit price¹

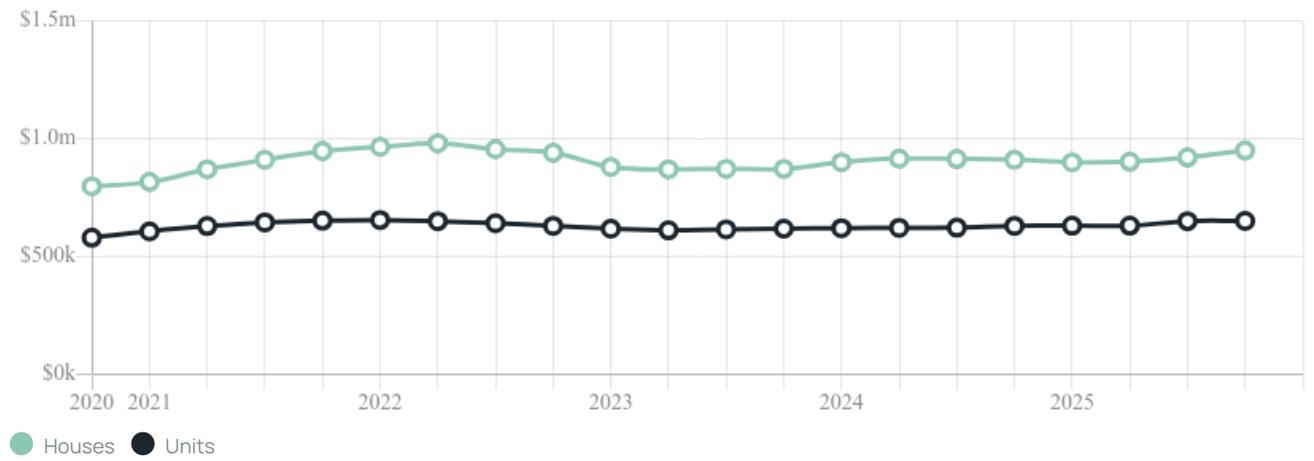
Median

\$651k

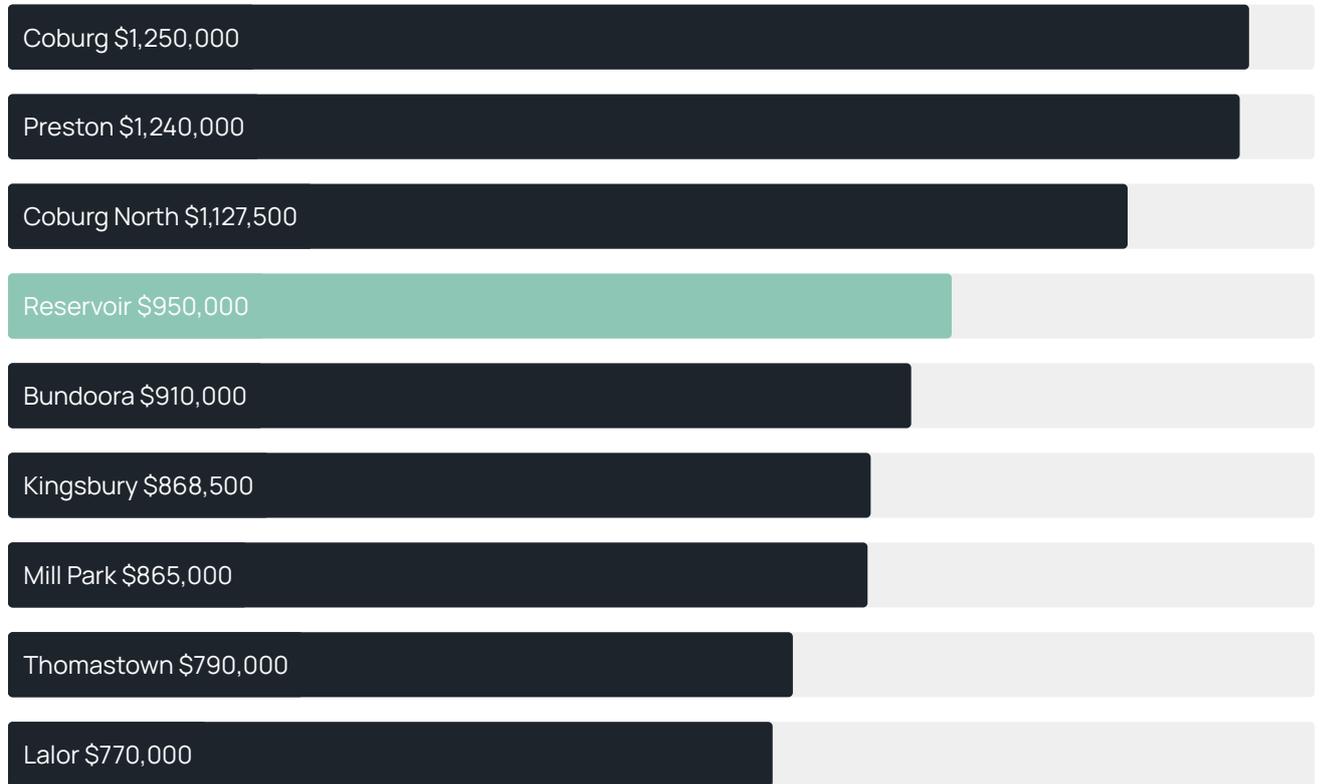
Quarterly price change

0.15% ↑

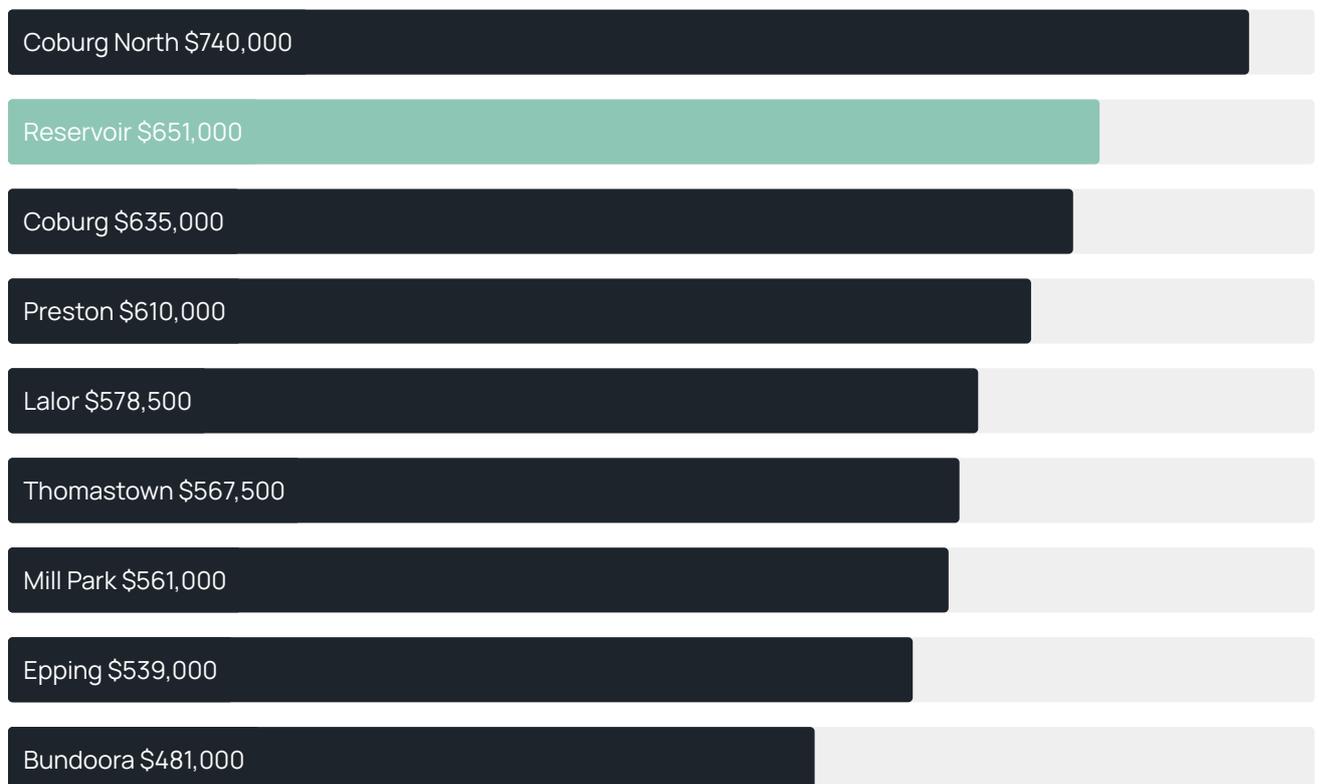
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 63%
● Private 37%

Auction clearance rate³

75.69%

Median days on market³

25 days

Jellis Craig average inspection attendance per listing⁴

25 groups

Average hold period¹

6.5 years

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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 42 Moira Av Reservoir	3	House	\$887,000	28 Feb 2026
 9 Mack St Reservoir	4	House	\$1,465,000	28 Feb 2026
 42 Drysdale St Reservoir	4	House	\$1,317,000	28 Feb 2026
 8 Bray St Reservoir	4	House	\$1,220,000	28 Feb 2026
 1/30 Ashley St Reservoir	2	Unit	\$502,500	28 Feb 2026
 56 Tambo Av Reservoir	3	House	\$1,325,000	28 Feb 2026
 1/15 Dennis St Reservoir	2	Townhouse	\$605,000	28 Feb 2026
 35 Elliot St Reservoir	3	House	\$930,000	28 Feb 2026
 159 Henty St Reservoir	3	House	\$833,000	28 Feb 2026
 157 Spring St Reservoir	2	House	\$875,000	28 Feb 2026

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 31b Locksley Av Reservoir	4	House	\$1,400,000	27 Feb 2026
 40 Mason St Reservoir	3	House	\$1,350,000	26 Feb 2026
 102 Massey Av Reservoir	3	House	\$987,500	26 Feb 2026
 2/44 Storey Rd Reservoir	3	Townhouse	\$860,000	25 Feb 2026
 2/24 Best St Reservoir	2	Unit	\$695,000	25 Feb 2026
 60 Winter Cr RESERVOIR	3	House	\$880,000	23 Feb 2026
 23 Lloyd Av Reservoir	3	House	\$950,000	23 Feb 2026
 7 Barwon Av Reservoir	4	House	\$1,530,000	23 Feb 2026
 3/853 High St Reservoir	2	Townhouse	\$713,000	23 Feb 2026
 3/4 Mccrae St Reservoir	3	Townhouse	\$790,000	23 Feb 2026

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 60 Seston St Reservoir	3	House	\$640,000	21 Feb 2026
 4/75 Barton St Reservoir	1	Unit	\$450,000	21 Feb 2026
 2 Lawley St Reservoir	2	House	\$755,000	21 Feb 2026
 39 Gellibrand Cr Reservoir	3	House	\$1,220,000	21 Feb 2026
 12 Verdun Gr Reservoir	2	House	\$1,060,000	21 Feb 2026
 2/121 Broadhurst Av Reservoir	2	Unit	\$710,000	21 Feb 2026
 15 Grimwade St Reservoir	3	House	\$1,170,000	21 Feb 2026
 9 Faye St Reservoir	3	House	\$920,000	21 Feb 2026
 3 Best St Reservoir	4	House	\$1,177,000	21 Feb 2026
 31a Locksley Av Reservoir	4	House	\$1,400,000	20 Feb 2026



Jellis Craig Reservoir
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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 01/03/2026

- 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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