



Reservoir

Suburb Report



Your connection to property insights



JellisCraig

RESERVOIR SUBURB REPORT

Median house price¹

Median

\$960k

Quarterly price change

1.05% ↑

Median unit price¹

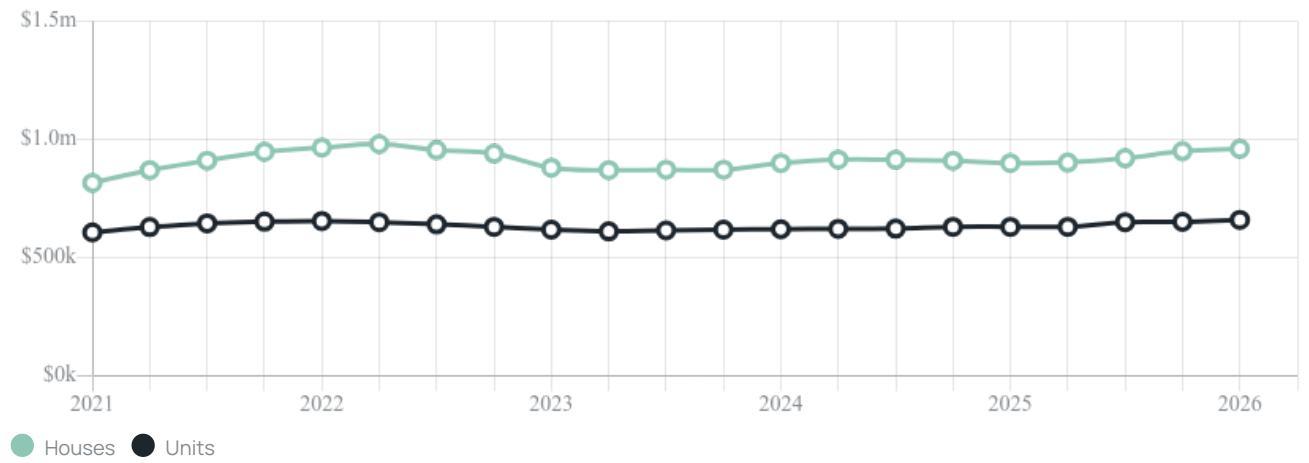
Median

\$660k

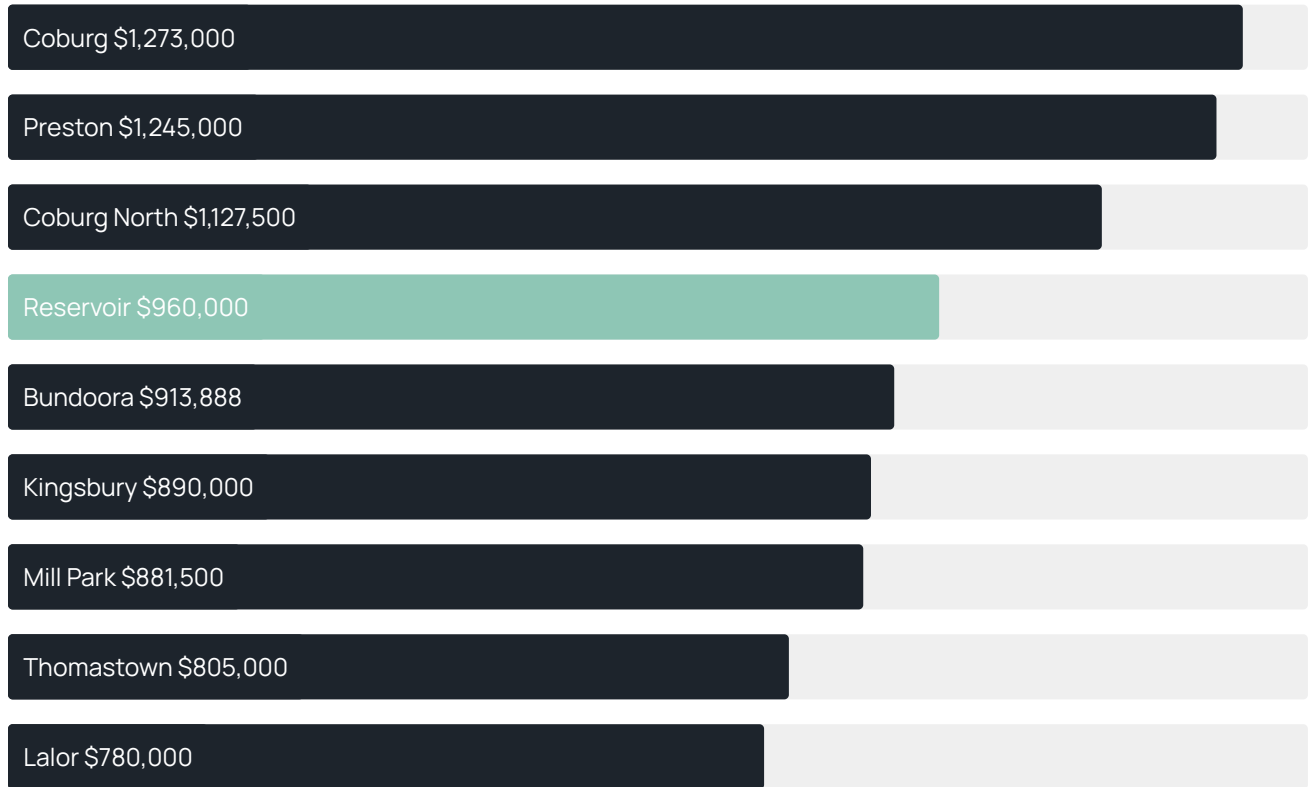
Quarterly price change

1.38% ↑

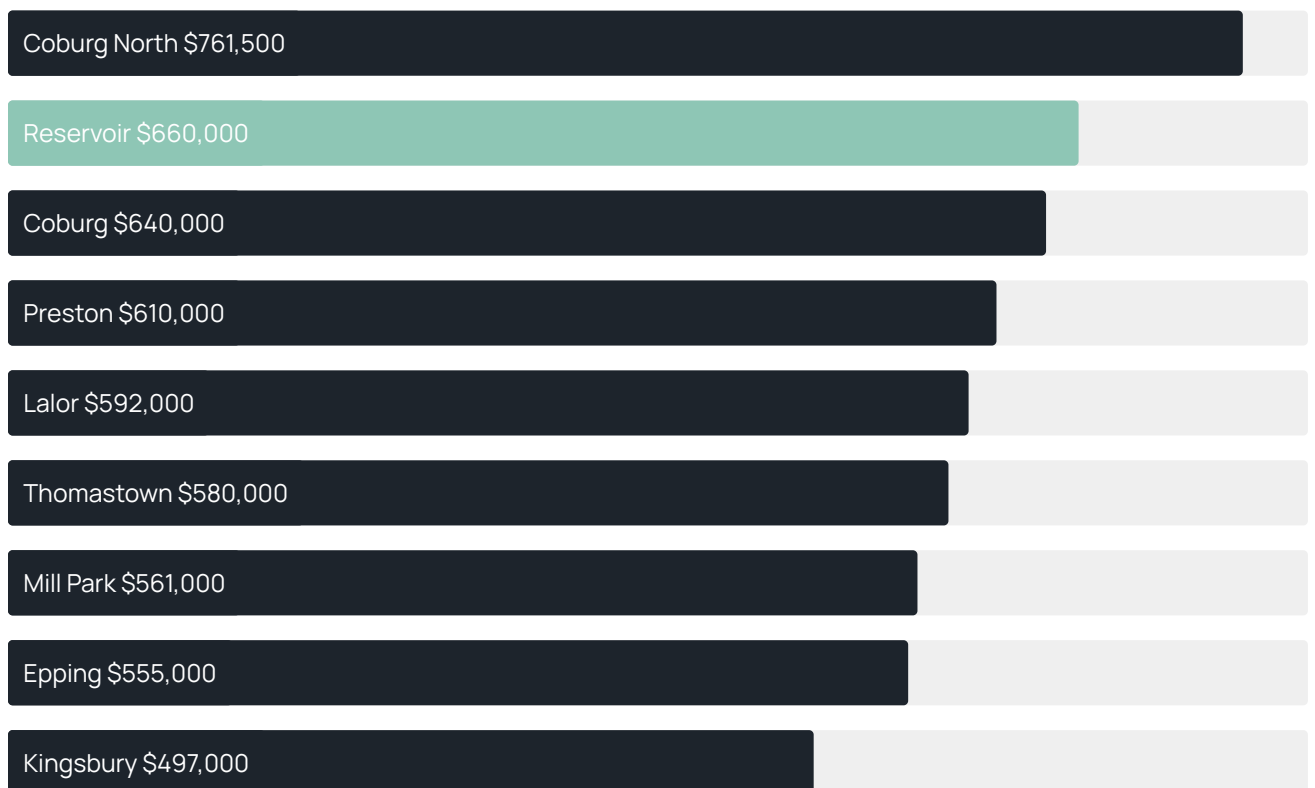
Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 71%
● Private 29%

Auction clearance rate³

75.27%

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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 2/3 View St Reservoir	2	Unit	\$705,000	29 Apr 2026
 3/37-39 George St Reservoir	2	Unit	\$553,000	28 Apr 2026
 5 Pratt St Reservoir	3	House	\$1,070,000	27 Apr 2026
 160 Broadway Reservoir	3	House	\$950,000	27 Apr 2026
 4/146 St Vigeons Rd RESERVOIR	2	Unit	\$590,000	25 Apr 2026
 2/3 Mack St Reservoir	3	Townhouse	\$765,000	25 Apr 2026
 2/8 Loddon Av RESERVOIR	3	House	\$730,000	25 Apr 2026
 22 Merrilands Rd Reservoir	3	House	\$900,500	25 Apr 2026
 4/957 High St Reservoir	2	Townhouse	\$560,000	23 Apr 2026
 3/1a Wilkinson St Reservoir	1	Unit	\$375,000	21 Apr 2026

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 1/15 Evans Cr Reservoir	3	Unit	\$590,000	20 Apr 2026
 3/31 Kenilworth St Reservoir	1	Apartment	\$390,000	18 Apr 2026
 34 Andrews Av Reservoir	2	House	\$607,000	18 Apr 2026
 19 Pershing St Reservoir	3	House	\$1,150,000	18 Apr 2026
 12 Crispe St Reservoir	3	House	\$1,180,000	18 Apr 2026
 3/107 Barton St RESERVOIR	2	Townhouse	\$785,000	18 Apr 2026
 6/165 Edwardes St Reservoir	1	Unit	\$385,000	17 Apr 2026
 82 Broadhurst Av Reservoir	3	House	\$1,122,500	16 Apr 2026
 26 Lloyd Av Reservoir	3	House	\$790,000	15 Apr 2026
 3/10 Acheron Av Reservoir	1	Unit	\$427,000	15 Apr 2026

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 92 Arundel Av Reservoir	2	House	\$900,000	14 Apr 2026
 2a Wilkinson St Reservoir	2	Townhouse	\$570,000	14 Apr 2026
 2 Loddon Av Reservoir	3	House	\$915,500	11 Apr 2026
 3/81 Rathcown Rd Reservoir	2	Unit	\$610,000	11 Apr 2026
 3/963 High St Reservoir	2	Unit	\$490,000	11 Apr 2026
 3/20 Oconnor St Reservoir	2	Unit	\$470,000	11 Apr 2026
 52 Allenby Av Reservoir	3	House	\$910,000	11 Apr 2026
 3/17 Bedford St Reservoir	2	Townhouse	\$750,000	11 Apr 2026
 745 Gilbert Rd Reservoir	3	House	\$975,000	11 Apr 2026
 3/68 Northernhay St Reservoir	2	Townhouse	\$767,000	11 Apr 2026



Jellis Craig Reservoir
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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 01/05/2026

- 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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