



Reservoir

Suburb Report



Your connection to property insights



JellisCraig

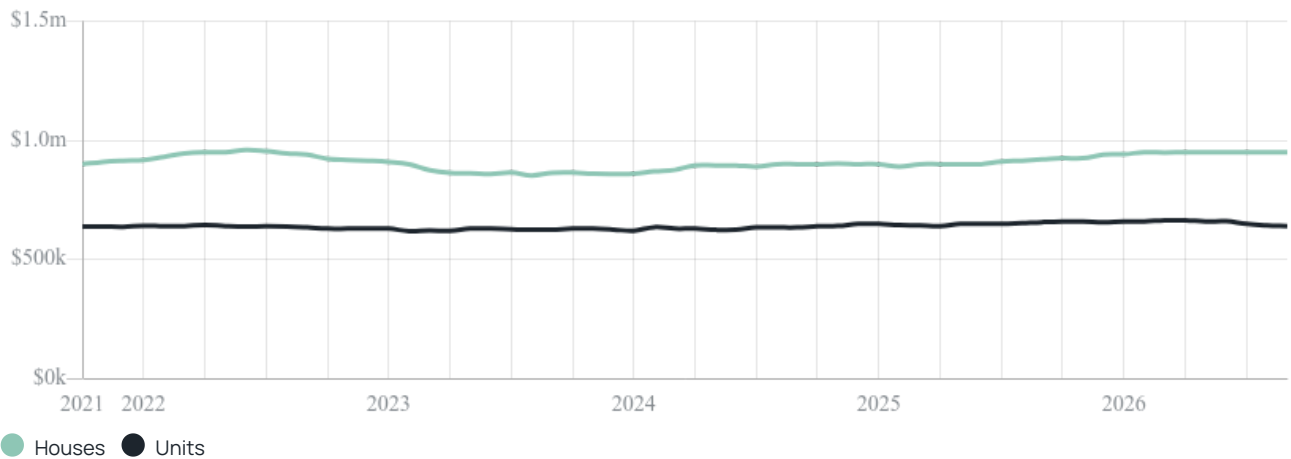
RESERVOIR SUBURB REPORT

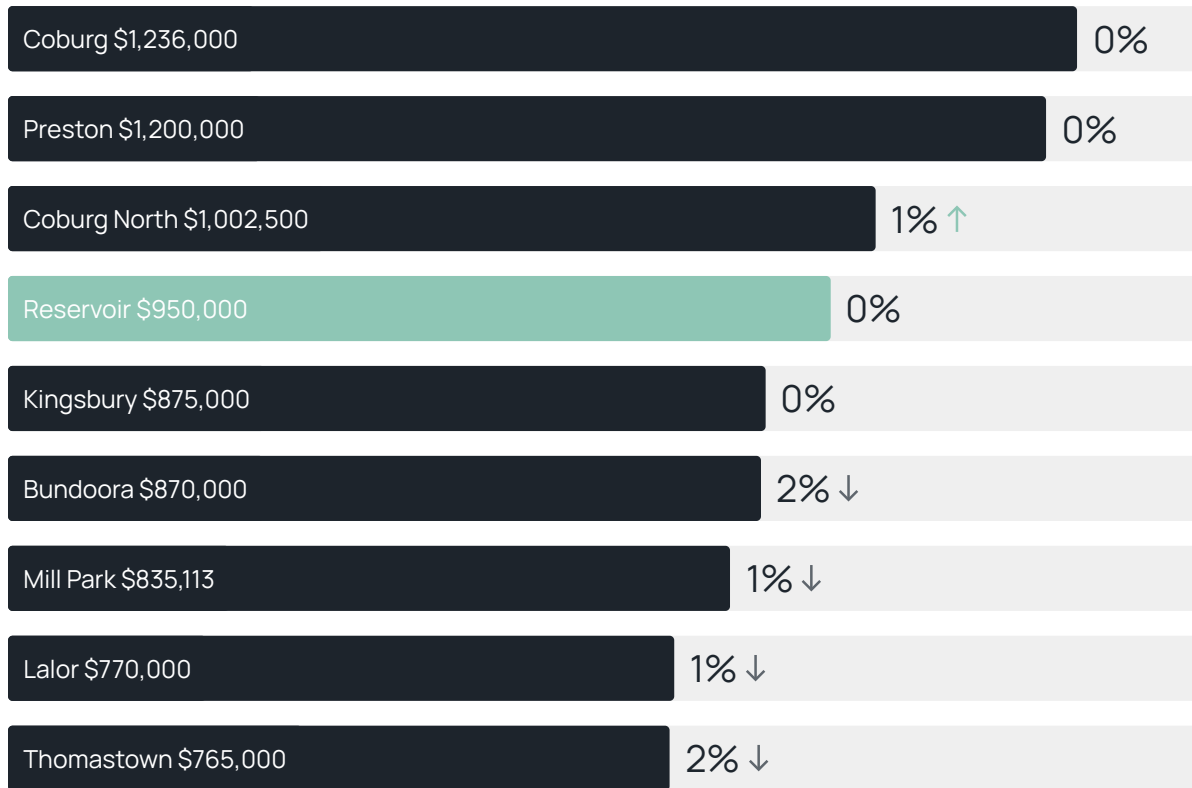
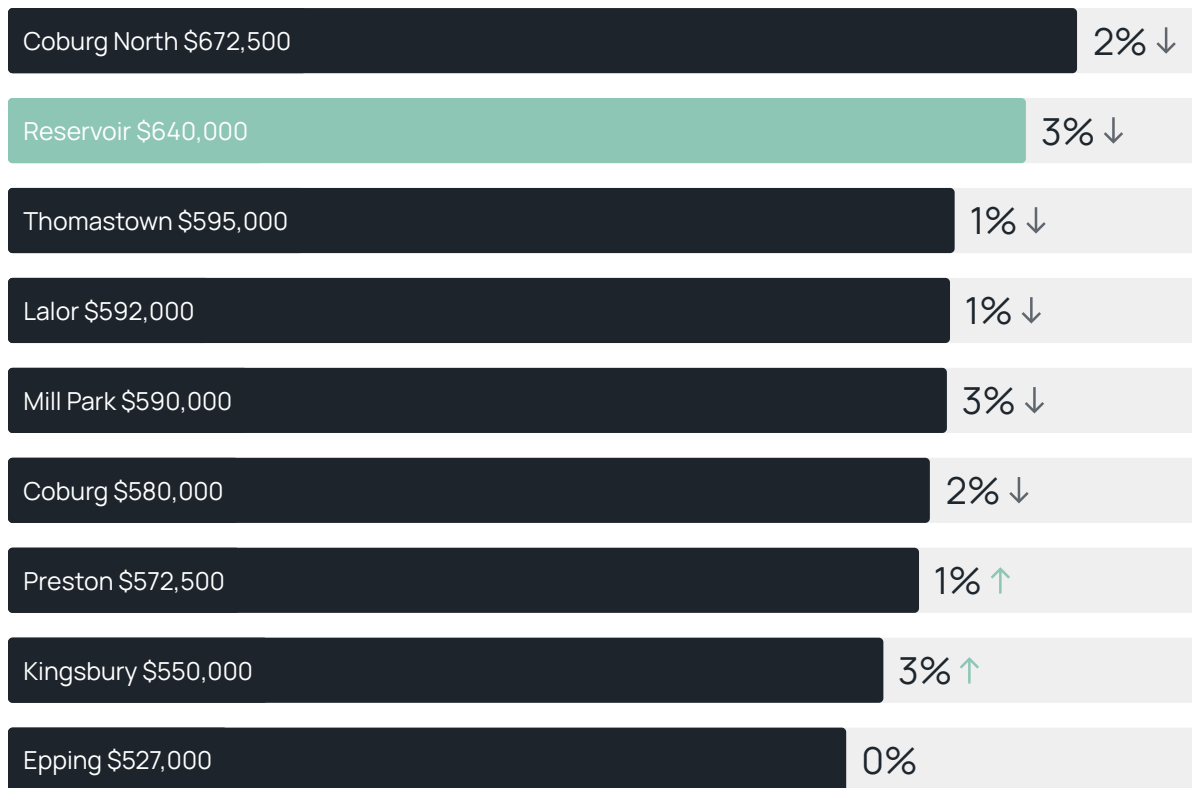
Median house price

Median unit price

Median ¹	Monthly median price change ²	Median ¹	Monthly median price change ²
\$950k	0.00% ↓	\$640k	-0.58% ↓

Reservoir monthly median property prices³



Median house price^{1,2}Median unit price^{1,2}

Sale method¹

● Auction 42%
● Private 58%

Auction clearance rate⁴

58%

Median days on market⁵

House

Unit

27 days

26 days

Jellis Craig average inspection attendance per listing⁶

34 groups

Average hold period¹

House

Unit

15.1 years

11.5 years

Dwelling type⁷

● Houses 94% ● Units 6%

Ownership⁷

● Owned outright 32% ● Mortgaged 30% ● Rented 38%

Population⁷

51,096

Population growth⁷

1.23%

Median age⁷

38 years

Median household size⁷

2.4 people

Median asking rent per week¹

House

Unit

\$600

\$540

Rental yield⁸

House

Unit

3.51%

4.43%

Recent Reservoir sales⁵

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/suburb-reports

Address	Bedrooms	Type	Price	Sold
 26 Lockton Avenue Reservoir	3	House	\$780,000	29 Oct 2026
 7/25 Ashley Street Reservoir	2	Unit	\$466,000	28 Oct 2026
 2/44 Barton Street Reservoir	4	House	\$1,190,000	27 Oct 2026
 2B Tambo Avenue Reservoir	2	Townhouse	\$780,000	26 Oct 2026
 2/41 McMahon Road Reservoir	1	Unit	\$431,000	24 Oct 2026
 2/131 Broadway Reservoir	3	Townhouse	\$609,000	24 Oct 2026
 7/11-13 Olive Street Reservoir	3	Townhouse	\$831,000	24 Oct 2026
 46 Morris Street Reservoir	5	House	\$930,000	24 Oct 2026
 6/6 Storey Road Reservoir	2	Unit	\$530,000	23 Oct 2026
 3/34 Eisenhower Street Reservoir	2	Townhouse	\$730,000	23 Oct 2026

RESERVOIR SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 27 Taylor Avenue Reservoir	3	House	\$810,000	22 Oct 2026
 3/35 George Street Reservoir	2	Unit	\$705,000	22 Oct 2026
 3/167 Rathcown Road Reservoir	3	Townhouse	\$835,000	21 Oct 2026
 11 Frier Avenue Reservoir	5	House	\$1,540,000	20 Oct 2026
 13 North Road Reservoir	3	House	\$713,000	20 Oct 2026
 8 Robins Avenue Reservoir	3	House	\$820,000	20 Oct 2026
 39 Dredge Street Reservoir	3	House	\$1,010,000	20 Oct 2026
 38 Yarra Avenue Reservoir	3	House	\$950,000	20 Oct 2026
 67 Botha Avenue Reservoir	3	House	\$1,225,000	20 Oct 2026
 13 Dwyer Avenue Reservoir	3	House	\$900,000	19 Oct 2026

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Address	Bedrooms	Type	Price	Sold
 19 Duffy Street Reservoir	2	Townhouse	\$715,000	19 Oct 2026
 1/33 Storey Road Reservoir	3	Townhouse	\$843,000	17 Oct 2026
 7/82 Tyler Street Reservoir	3	Townhouse	\$675,000	16 Oct 2026
 2/64 Thackeray Road Reservoir	4	Townhouse	\$1,205,000	16 Oct 2026
 4/64 Thackeray Road Reservoir	4	Townhouse	\$1,220,000	16 Oct 2026
 71b Delaware Street Reservoir	4	House	\$1,480,000	15 Oct 2026
 1/25 Kenilworth Street Reservoir	2	Townhouse	\$680,000	13 Oct 2026
 12 Yarra Ave Reservoir	3	House	\$780,900	13 Oct 2026
 11 Hopetoun Avenue Reservoir	3	House	\$895,000	10 Oct 2026
 2 Howard Street Reservoir	3	House	\$990,000	10 Oct 2026



Jellis Craig Reservoir
982 High Street, 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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