

Why Reservoir?

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Melbourne's largest suburb by land area. Reservoir is a socially and culturally diverse, tight-knit community, situated by Edwardes Lake and around an emphasis of greenery.





Top 6 Reasons To Invest

1

Proximity

13km to CBD.
19km to Melbourne Airport.
5km from La Trobe University.
8.8km from Austin Hospital.

2

Education

From preschools to renowned Universities,
including La Trobe University educating
40,000 students with 3,000 staff.
And RMIT Bundoora, only 8km away.

3

Rental Demand

Strong rental demand with a
low vacancy rate at just 1.11%.

4

Families

Reservoir is the leafy home to 51,699
residents, 64% of which are family occupants.

5

Connectivity

Strong transit links with train,
bus and cycling links. With a Suburban
Rail Loop North interchange station
currently under planning for Reservoir,
connecting directly to Melbourne Airport.

6

Growth

This population is set to increase
by 23% by the year 2041.
The median house price is currently
\$915k, a capital growth increase of
14.4% from 2018.

Proximity

13km

to Melbourne CBD.

19km

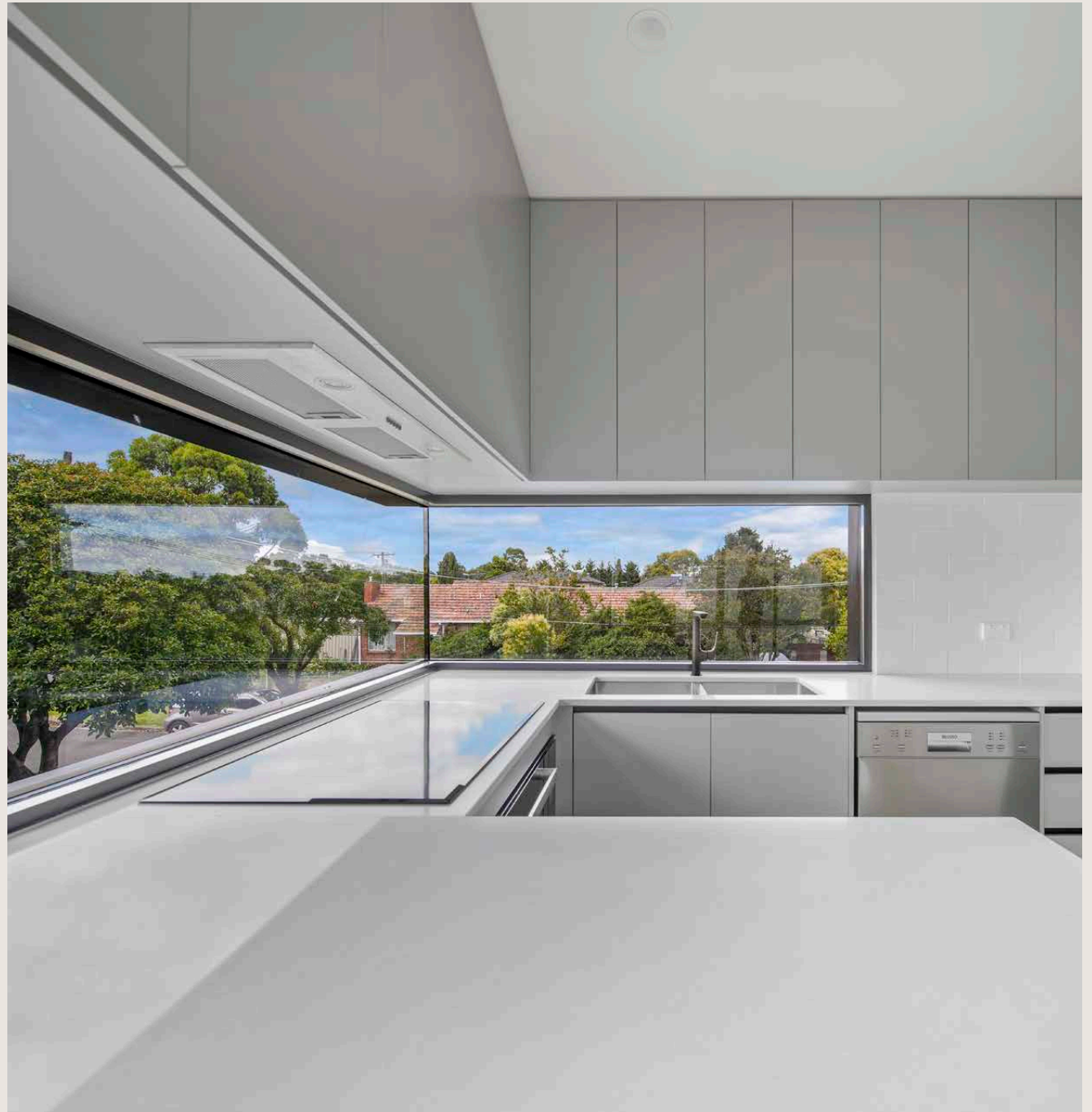
to Melbourne Airport.

5km

from La Trobe University.

8.8km

from Austin Hospital.



Education

La Trobe University

La Trobe campus offers a unique setting for learning, research and employment, all within an environmental oasis. With RMIT University also nearby to offer a variety of tertiary education options, Reservoir is an education hub. Quality primary and secondary schools can also be found nearby.

40,000+

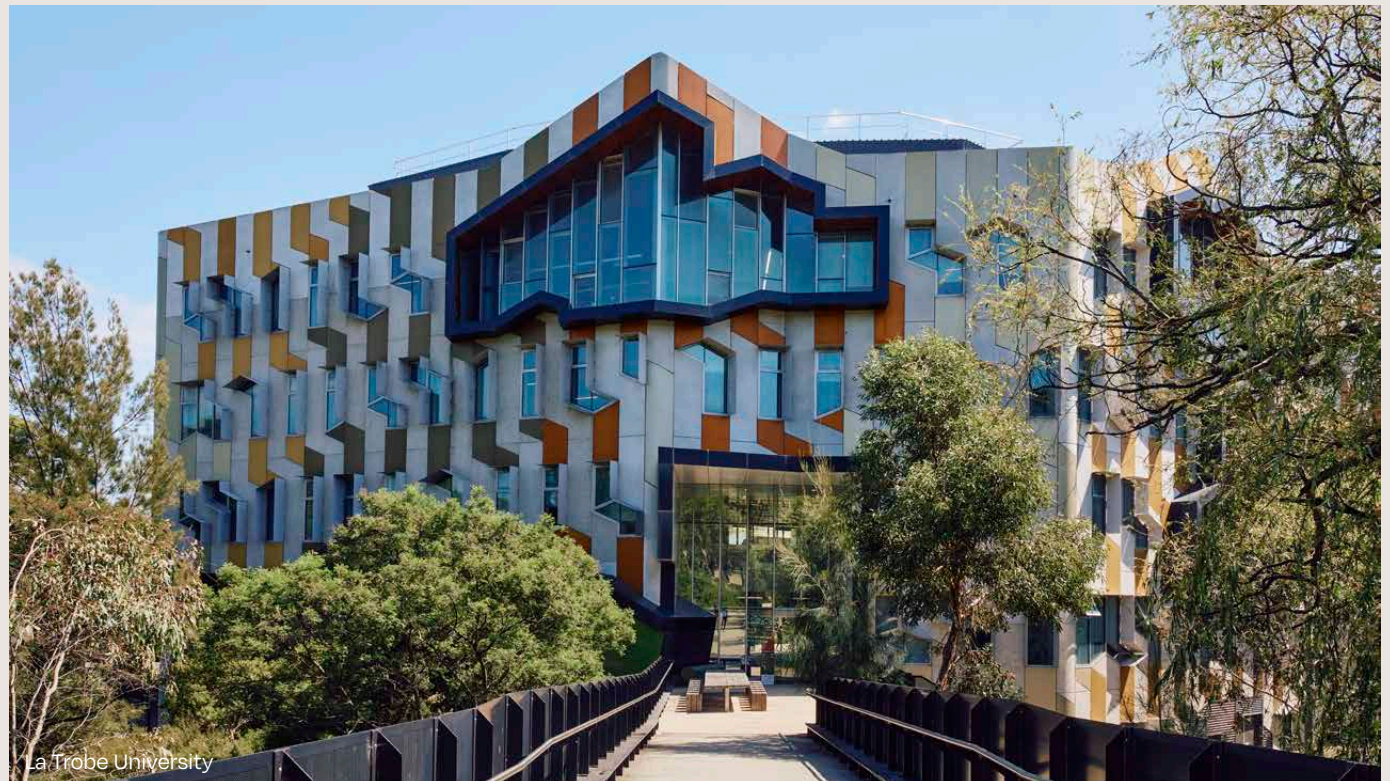
Staff and students.

235ha

Land covers the campus, including waterways, walking trails and a wildlife sanctuary.

\$75M

Investment funding, towards reaching sustainability goals.





PUBLIC TRANSPORT

B Bus routes:
250 & 350 - City to La Trobe
903 - Mordialloc to Altona

PUBLIC TRANSPORT

T Tram route:
86 - Bundoora RMIT to
Waterfront City Docklands

AMENITY & SHOPPING

1. Northland Shopping Centre
2. Reservoir Library
3. Coles Reservoir
4. SUPA IGA Reservoir
5. Anytime Fitness
6. St Gabriel's Catholic Parish
7. Reservoir Village
8. Reservoir Central
9. Summerhill Shopping Centre

CAFE & DINING

10. Future Mountain Brewing & Blending
11. The Window Cnr Cafe
12. Gellibrand Ice-Cream
13. Knochen Joint
14. Off the Boat Pizzeria
15. Lady Bower
16. Clayton & Me
17. Offspring Cafe
18. Royal Khalsa Bakery
19. Baahubali Indian
20. Broadway Fish & Chips

EDUCATION

21. La Trobe University
22. La Trobe College
23. RMIT Bundoora Campus
24. Melbourne Polytechnic
25. St Stephen's Catholic Primary
26. Maharishi School
27. St Gabriels Primary School
28. Reservoir Primary School
29. Reservoir West Primary School
30. Reservoir East Primary school
31. Dolph Business School
32. Reservoir Views Primary School
33. Reservoir High School

HEALTHCARE

34. Austin Hospital
35. Reservoir Private Hospital
36. Reservoir Medical Centre
37. North Reservoir Medical Centre
38. Reservoir Medical Group
39. Doctors on Broadway
40. Broadway Medical Clinic
41. Edwardes Street Family Clinic
42. Dental One Reservoir

OPEN SPACES & FACILITIES

43. Edwardes Lake Park & Sports Arena
44. Reservoir Sporting Club
45. Reservoir Leisure Centre
46. Preston Cycling Velodrome
47. Regent Tennis Club
48. West Preston Lakeside FC Sports Club
49. Reservoir Skatepark
50. Preston Reservoir Bowls Club

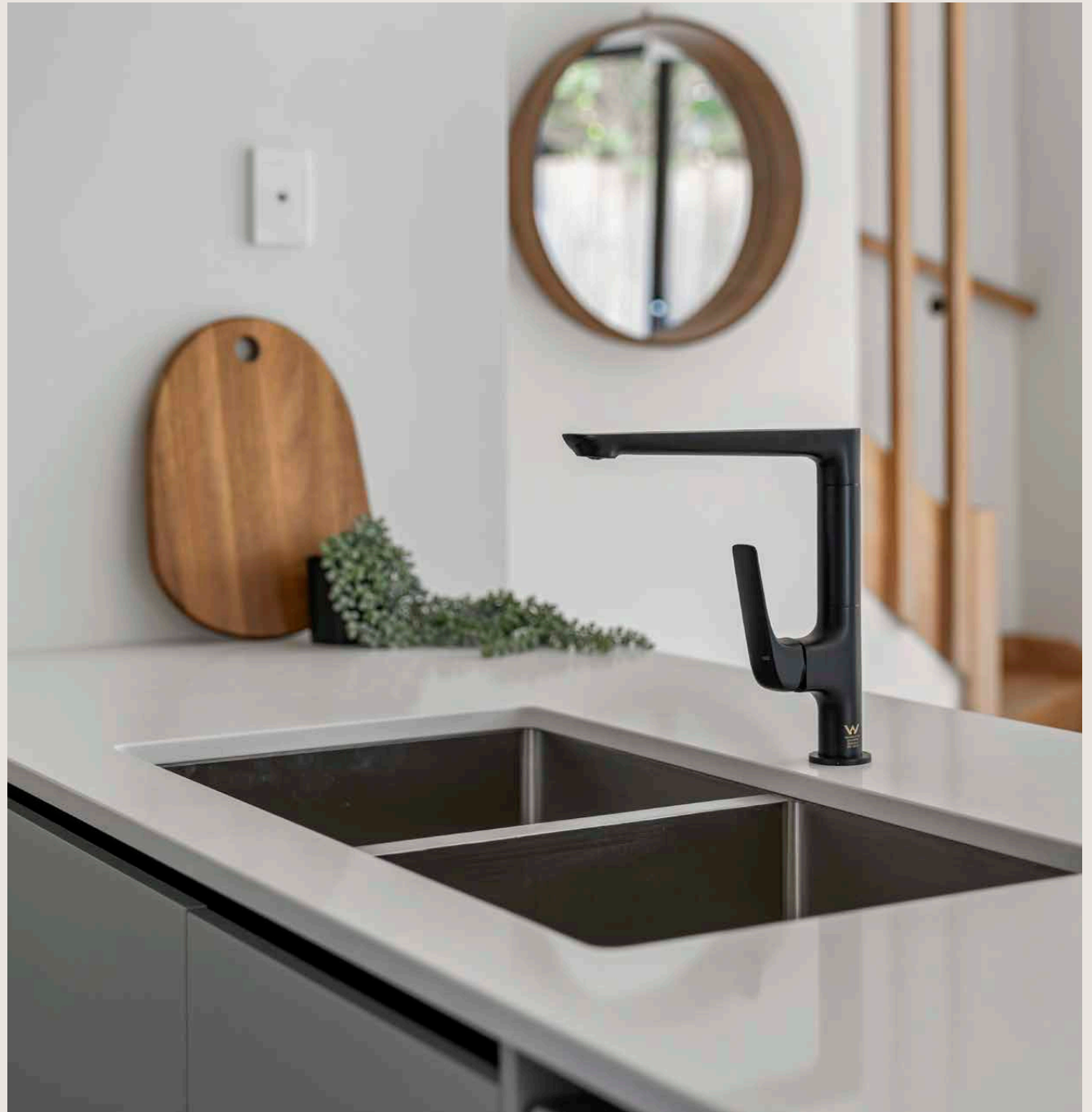
Rental Demand



VACANCY RATE

1.11%

With an extremely low vacancy rate of 1.11%, Reservoir is a highly sought after suburb for a wide range of people. Including young professionals, empty nesters and families with children. With the La Trobe University, RMIT Bundoora and Austin Hospital all nearby, there is high demand for rental housing within the suburb.





LIMITED RENTAL SUPPLY

36.4%



OWN

59.9%

Families

51,699

POPULATION

95.7%

HOUSE DWELLINGS

18.6%

RESIDENTS AGED 30-39

64%

FAMILY OCCUPIED
DWELLINGS

92.5%

HOUSEHOLDS WITH OPEN
SPACES WITHIN 500M (AVERAGE)

28.9%

BACHELOR DEGREE
HOLDING RESIDENTS

Reservoir is a diverse and thriving community. The largest age bracket Reservoir, which consists of 18.6% of the population are those aged 30-39.

Residents love to call Reservoir their home for the majority of their lifetimes, as a large majority of those moving to Reservoir are moving from Reservoir. Which makes sense why roughly 80% of all homes consist of 2-3 bed houses, rather than apartments or units.



Connectivity



TRAIN STATIONS

Four

Keon Park, Reservoir,
Ruthven and Regent.

Suburban Rail Loop North

As part of Victoria's Big Build, the government is delivering the Suburban Rail Loop, a 90km rail line that stretches around Melbourne from Frankston Line to Werribee line, via Melbourne Airport. An interchange station is planned for Reservoir, connecting Reservoir directly to the airport and other outer suburbs of Melbourne, strengthening the already extensive transport links throughout Reservoir.





Austin Hospital

Public teaching hospital located in Melbourne's North-East. Home to specialist units, public and private healthcare and the renowned Olivia Newton John cancer and wellness clinic.

9,000

Employees in Austin Health Precinct.

Cancer specialists

Renowned Olivia Newton John Ward.

Public & Private

Care available.

Growth



BEST SUBURBS TO INVEST

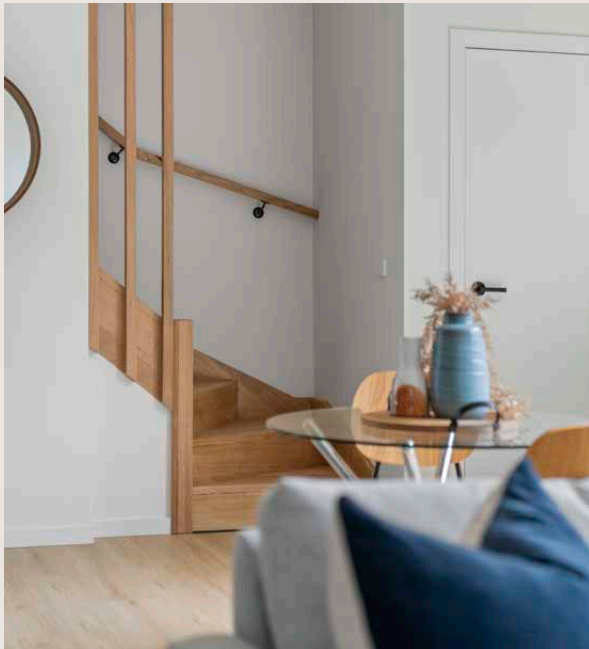
9th



MEDIAN HOUSE PRICE

\$915k*

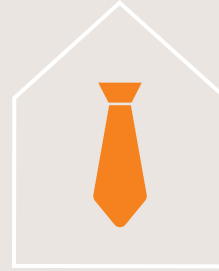
Reservoir is a fast-growing suburb, more recently due to the rail infrastructure being completed by Victorian Government. It has been ranked 9th for Melbourne's best investment suburbs in 2023**.



*Source: realestate.com.au **Source: SQM Research

Reservoir Revitalisation

In 2021, the Reservoir Revitalisation Board was established to provide a voice to the Victorian Government's larger Suburban Revitalisation program. During 2022 and 2023, the program has seen 25 projects planned, with 18 projects completed.



\$230,800

PATHWAY TO EMPLOYMENT

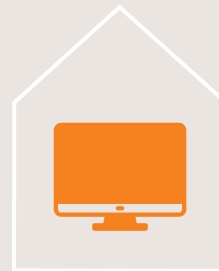
Aid towards combatting intergenerational and post-COVID unemployment. By late 2023.



\$575,000

HIGH ON BROADWAY

Streetscape and footpath improvements creating a strong sense of 'arrival' to the suburb.



\$98,000

TECHNOLOGY UPGRADES

Purchasing new technology equipment for computer classes for all ages, people with disability and newly arrived migrants.



\$75,000

GREENING RESERVOIR

Improving the greenery and nature in the area, encouraging the use of public space.



Get in touch
via our website.

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