

# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.29m**

Quarterly Price Change

**-4.44% ↓**

## Median Unit Price\*

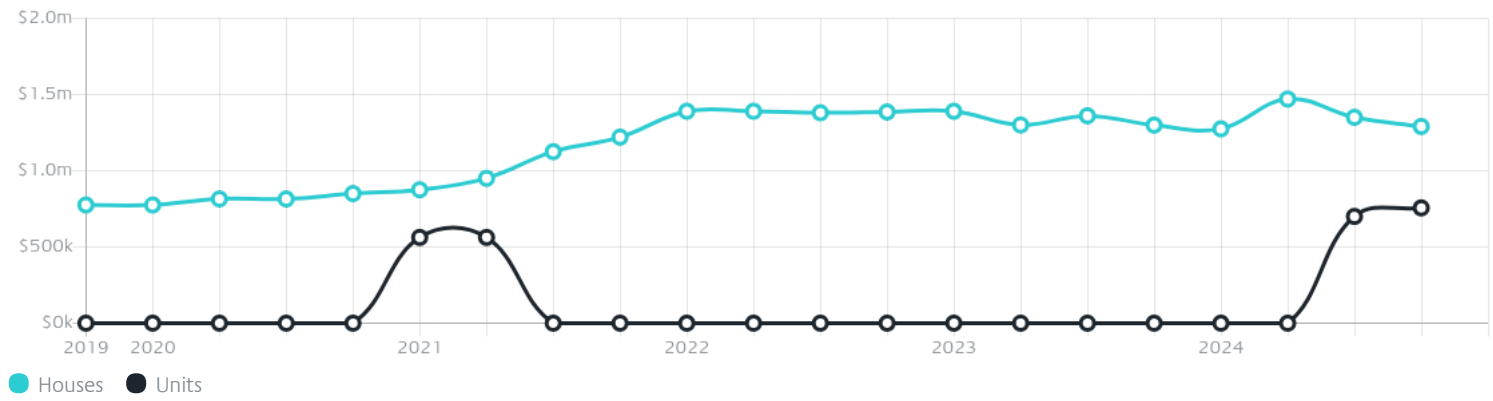
Median

**\$756k**

Quarterly Price Change

**8.00% ↑**

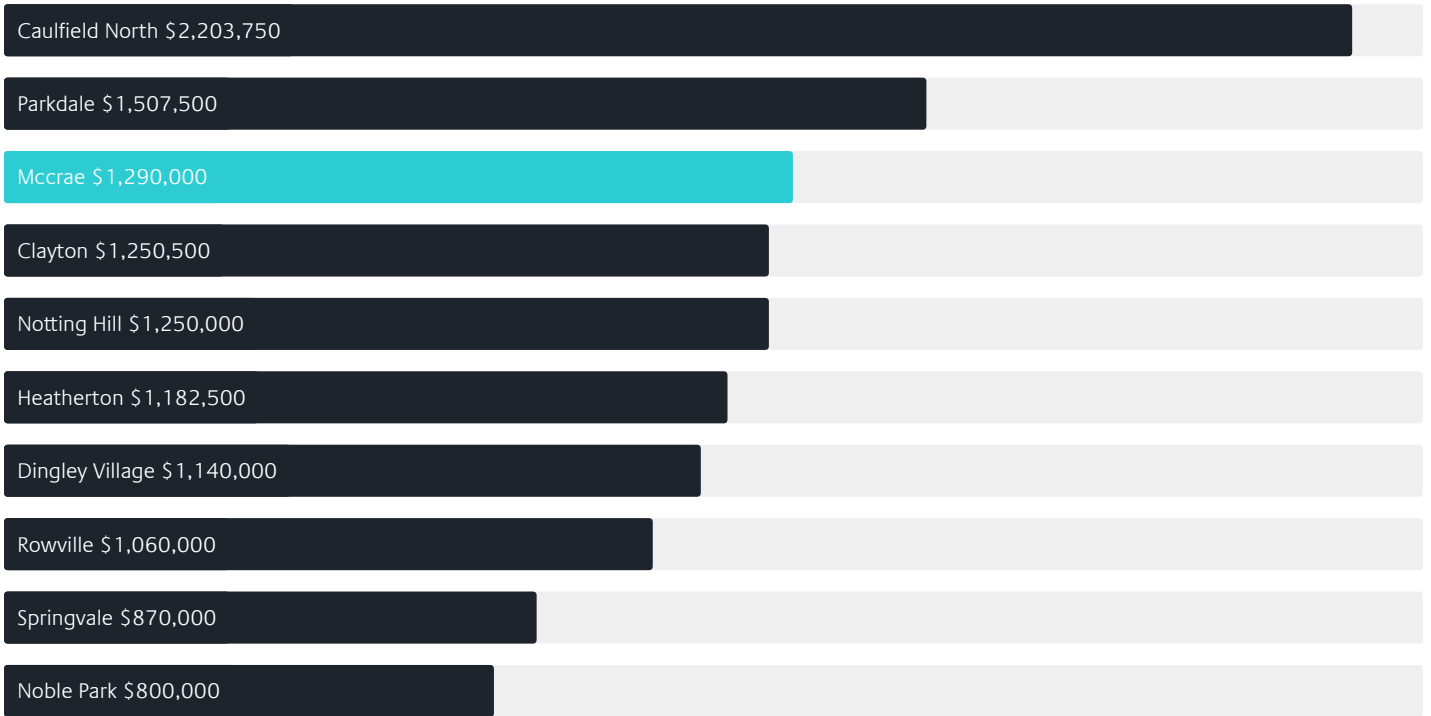
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

## Sale Method<sup>\*</sup>



● Auction 25%  
● Private 75%

## Auction Clearance Rate<sup>\*</sup>

50%

## Median Days on Market<sup>^</sup>

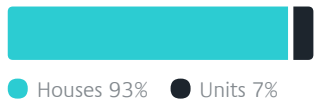
47 days

## Average Hold Period<sup>\*</sup>

5.5 years

# Insights

## Dwelling Type<sup>^</sup>



● Houses 93% ● Units 7%

## Ownership<sup>^</sup>



● Owned Outright 57% ● Mortgaged 31% ● Rented 12%

## Population<sup>^</sup>

3,311

## Median Asking Rent per week<sup>\*</sup>

\$650

## Population Growth<sup>^</sup>

0

## Rental Yield<sup>\*</sup>

2.51%

## Median Age<sup>^</sup>













55 years

## Median Household Size<sup>^</sup>













2.3 people

# Sold Properties~

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/suburbinsights](https://jellisicraig.com.au/suburbinsights)













Address	Bedrooms	Type	Price	Sold
 20 Bowen St Mccrae	4	House	\$1,340,000	28 Jan 2025
 6 Hillman Av Mccrae	4	House	\$895,000	27 Jan 2025
 39 Matthew St Mccrae	4	House	\$1,450,000	25 Jan 2025
 9 Bowen St Mccrae	3	House	\$1,100,000	21 Jan 2025
 111 Flinders St Mccrae	3	House	\$790,000	15 Jan 2025
 85 Flinders St Mccrae	3	House	\$1,450,000	24 Dec 2024
 34 Armstrong Rd Mccrae	3	House	\$880,000	04 Dec 2024
 3/9 Hillman Av McCrae	2	Unit	\$625,000	03 Dec 2024
 2/20 Wattle Rd McCrae	3	Townhouse	\$970,000	16 Nov 2024
 18 Fairway Cr MCCRAE	4	House	\$1,200,000	11 Nov 2024
 59 Armstrong Rd Mccrae	4	House	\$1,100,000	08 Nov 2024
 16 Cook St Mccrae	5	House	\$1,290,000	07 Nov 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 23 Burrell St Mccrae	4	House	\$2,000,000	05 Nov 2024
 2/38 Hillman Av McCrae	3	House	\$820,000	28 Oct 2024
 48 Coburn Av Mccrae	5	House	\$1,100,000	26 Oct 2024
 117 Flinders St Mccrae	3	House	\$1,100,000	19 Oct 2024
 30A Foothills Av Mccrae	4	House	\$940,000	16 Oct 2024
 58 Austin Av Mccrae	3	House	\$1,300,000	15 Oct 2024
 12 Bowen St Mccrae	4	House	\$1,250,000	13 Oct 2024
 7 Sunhill Av Mccrae	4	House	\$943,000	12 Oct 2024
 2/2 Banks St McCrae	4	Townhouse	\$772,000	03 Oct 2024
 1/3 Chunar Gr MCCRAE	3	Townhouse	\$1,225,000	24 Sep 2024
 8 Morris Rd Mccrae	3	House	\$825,000	17 Sep 2024
 1/7 Bartels St Mccrae	3	Unit	\$840,000	16 Sep 2024



# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Foothills Av McCrae	3	House	\$790,000	04 Sep 2024
 20 Fairway Cr McCrae	3	House	\$1,500,000	02 Sep 2024
 124 Flinders St McCrae	4	House	\$1,400,000	29 Aug 2024
 173A Bayview Rd McCrae	3	Townhouse	\$1,225,000	26 Aug 2024
 11 Surrey St McCrae	3	House	\$915,000	24 Aug 2024
 8 Abbey La McCrae	3	House	\$1,475,000	23 Aug 2024
 16 Murray St McCrae	3	House	\$940,000	17 Aug 2024
 3/1 Cowley St McCrae	2	Flat/Unit/Apartment	\$775,000	13 Aug 2024
 66 Armstrong Rd McCrae	4	House	\$780,000	02 Aug 2024
 103/2 Wattle Pl McCrae	1	Unit	\$540,000	30 Jul 2024
 3/37 The Avenue McCrae	3	House	\$1,250,000	22 Jul 2024
 103 Austin Av McCrae	3	House	\$775,000	17 Jul 2024



Rye Office  
2273 Point Nepean Road, Rye  
03 5984 0999

[jelliscraig.com.au](http://jelliscraig.com.au)

Data is current as of PDF generation date 01/02/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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