

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.20m

Quarterly Price Change

-6.97% ↓

Median Unit Price*

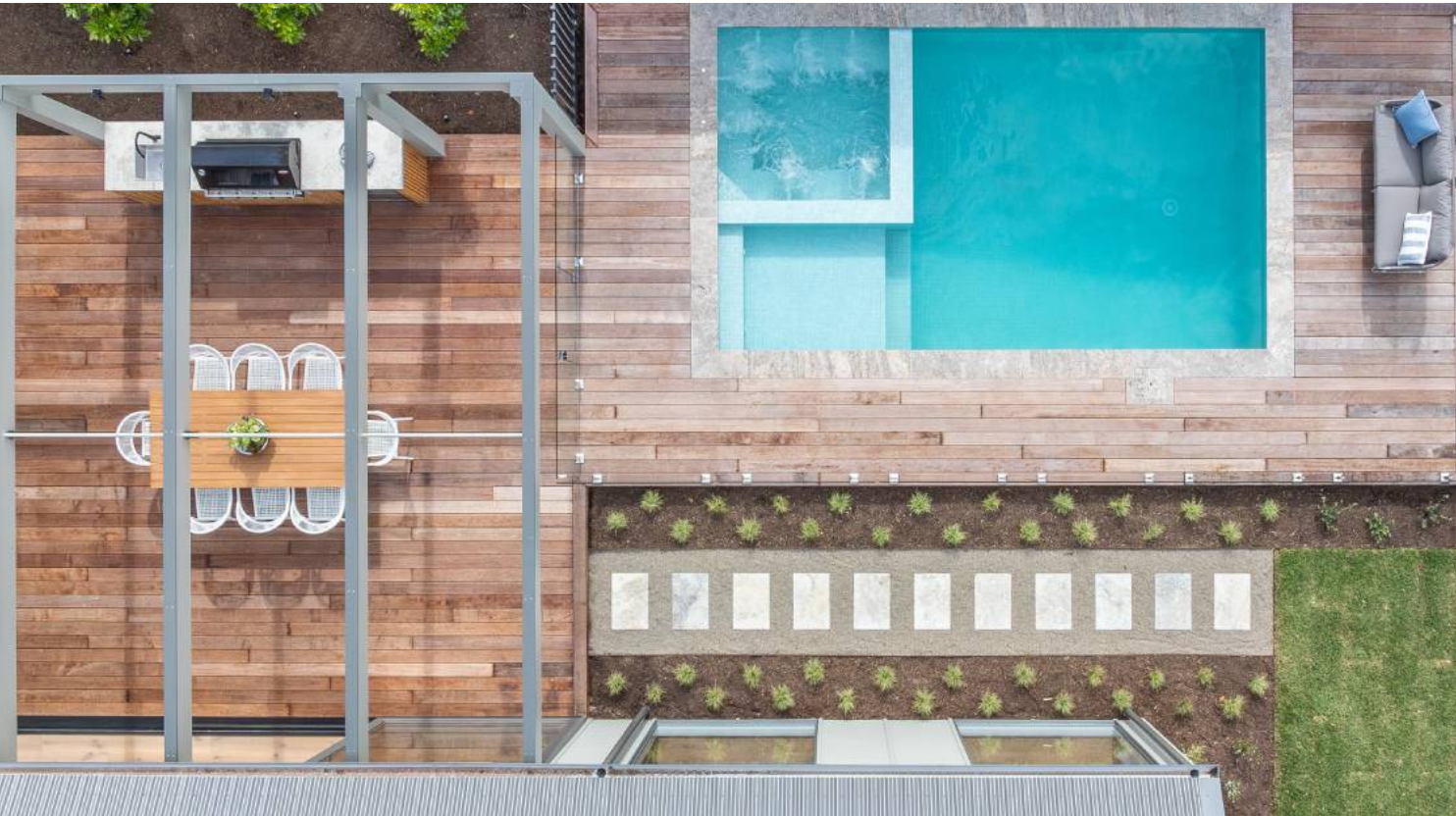
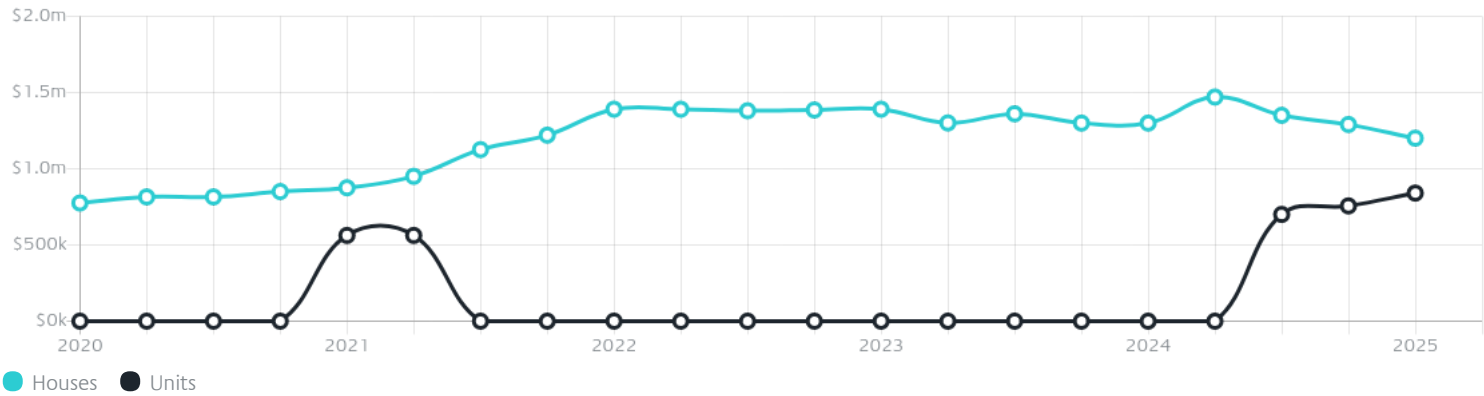
Median

\$840k

Quarterly Price Change

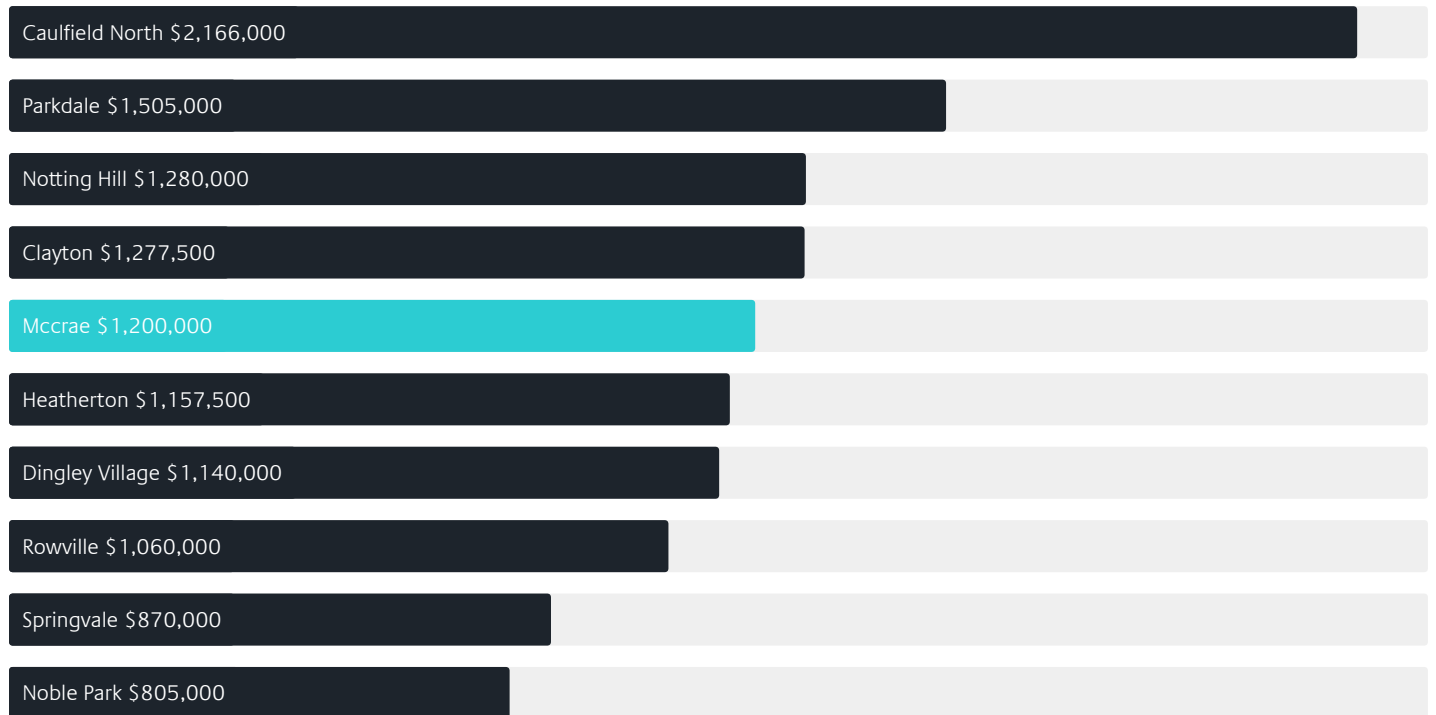
11.11% ↑

Quarterly Price Change*

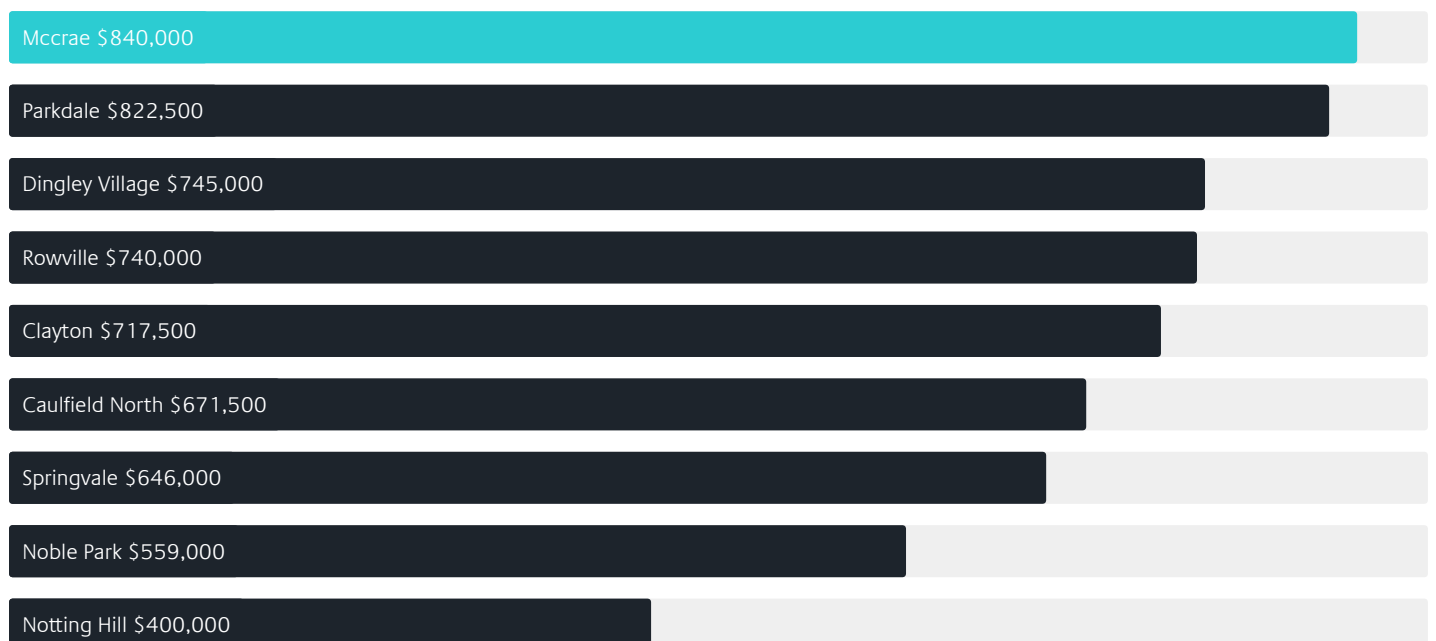


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 28%
● Private 72%

Auction Clearance Rate^{*}

60%

Median Days on Market[^]

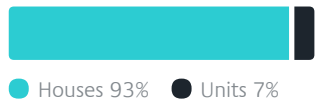
99 days

Average Hold Period^{*}

5.5 years

Insights

Dwelling Type[^]



● Houses 93% ● Units 7%

Ownership[^]



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

Population[^]

3,311

Median Asking Rent per week^{*}

\$650

Population Growth[^]

0

Rental Yield^{*}

2.51%

Median Age[^]













55 years

Median Household Size[^]













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 jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 185 Bayview Rd Mccrae	3	House	\$815,000	29 May 2025
 19 William St Mccrae	3	House	\$1,750,000	16 May 2025
 36 Matthew St Mccrae	5	House	\$3,050,000	01 May 2025
 128 Flinders St Mccrae	4	House	\$1,320,000	29 Apr 2025
 2/7 Bartels St Mccrae	3	Unit	\$875,000	12 Apr 2025
 651 Point Nepean Rd Mccrae	4	House	\$2,350,000	07 Apr 2025
 2 Russell St Mccrae	4	House	\$1,170,001	30 Mar 2025
 79 Austin Av Mccrae	4	House	\$950,000	28 Mar 2025
 3/259 Bayview Rd Mccrae	2	Unit	\$579,900	25 Mar 2025
 1/16 South Rd Mccrae	3	Unit	\$888,000	23 Mar 2025
 30 Fairway Cr Mccrae	3	House	\$870,000	11 Mar 2025
 1 Foothills Av Mccrae	2	House	\$1,200,000	28 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 15 Navigator St Mccrae	4	House	\$1,875,000	26 Feb 2025
 36 Hilary Av MCCRAE	3	House	\$805,000	19 Feb 2025
 17 Outlook Rd Mccrae	2	House	\$1,050,000	14 Feb 2025
 45 Cook St Mccrae	3	House	\$1,250,000	14 Feb 2025
 3 Rose Ct Mccrae	3	House	\$1,620,000	08 Feb 2025
 44 The Boulevard Mccrae	4	House	\$1,450,000	05 Feb 2025
 2/19 Wattle Rd Mccrae	2	House	\$738,000	03 Feb 2025
 2 Charles St Mccrae	2	House	\$910,000	01 Feb 2025
 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
 25 Coburn Av Mccrae	3	House	\$794,000	22 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 9 Bowen St Mccrae	3	House	\$1,100,000	21 Jan 2025
 115 Cinerama Cr Mccrae	4	House	\$1,060,000	15 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
 6 Daimler Ct MCCRAE	1	House	\$1,325,000	19 Dec 2024
 1 Parkes St Mccrae	4	House	\$1,629,500	13 Dec 2024
 5 Parkes St Mccrae	4	House	\$2,250,000	13 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



Rye Office
2273 Point Nepean Road, Rye
03 5984 0999

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.