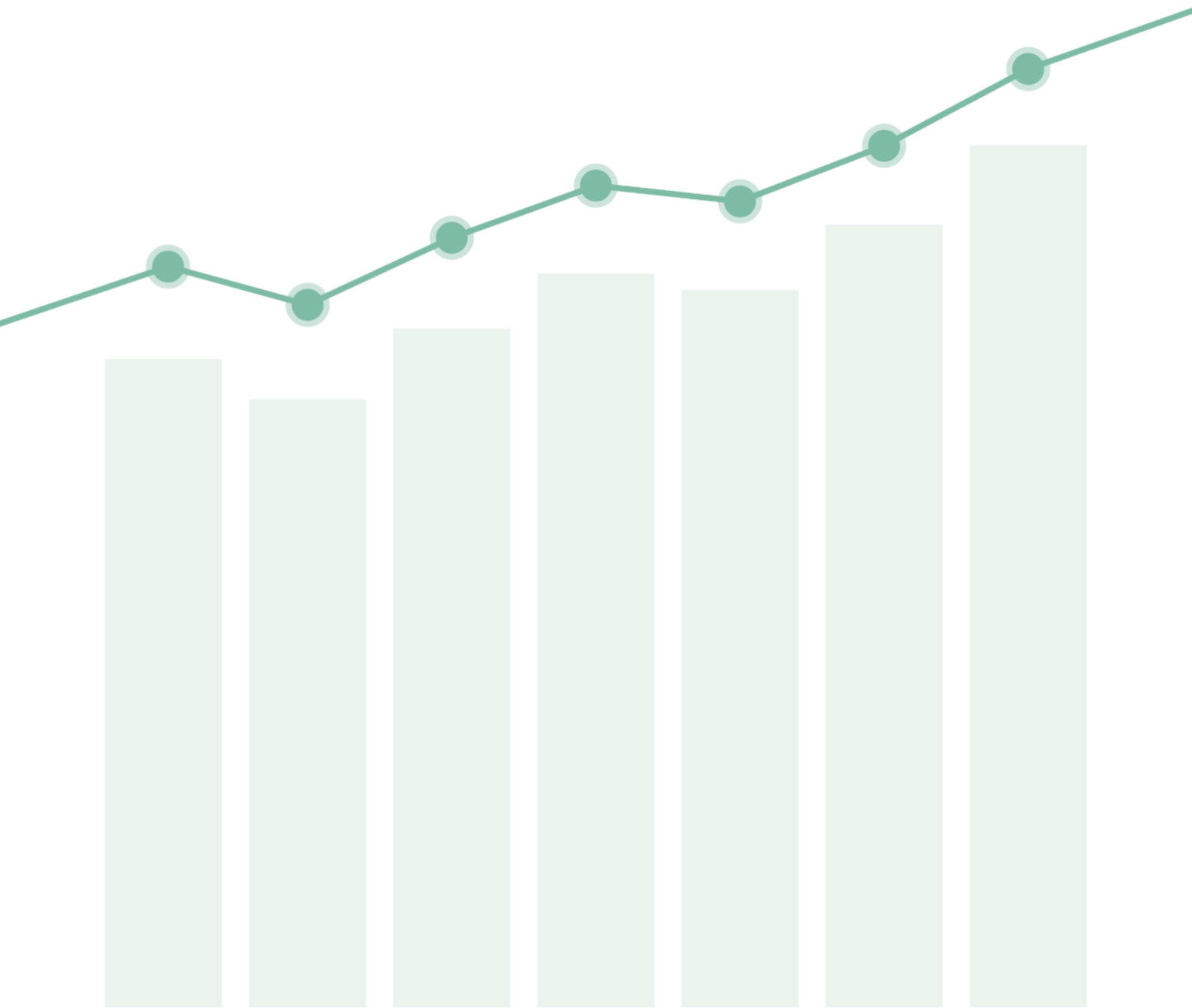


JellisCraig

RYE

Suburb Report

Know your neighbourhood.



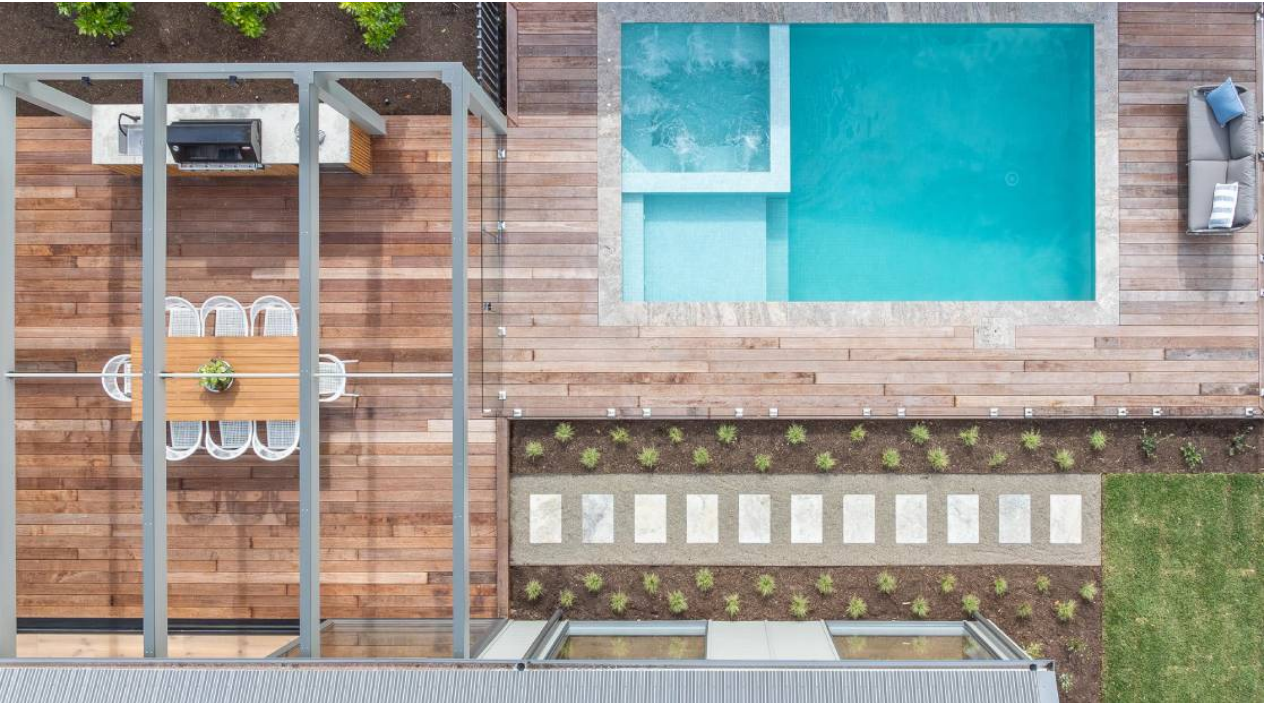
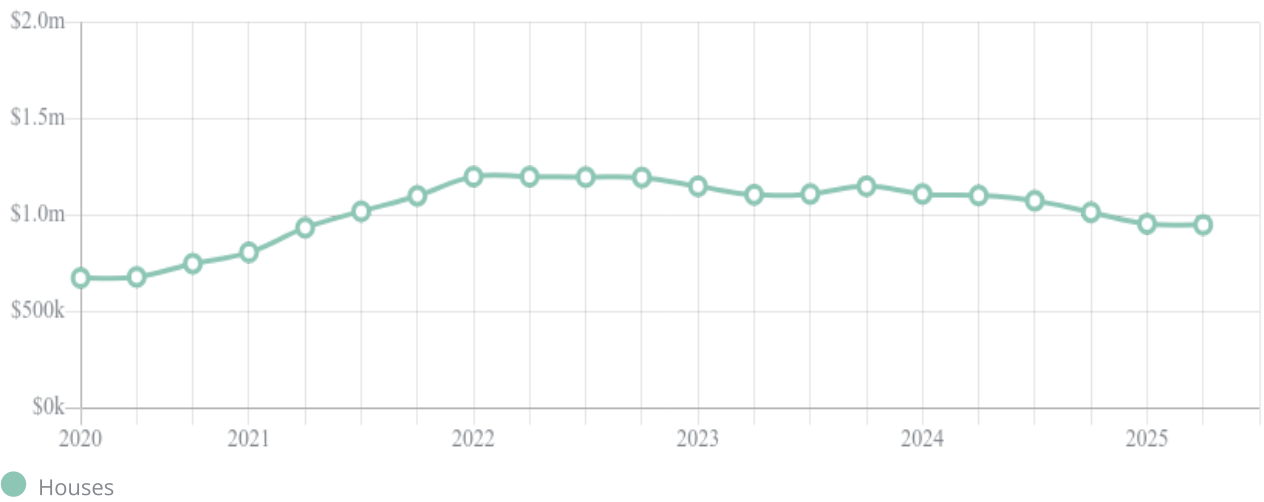
RYE SUBURB REPORT

Median House Price*

Median
\$950k

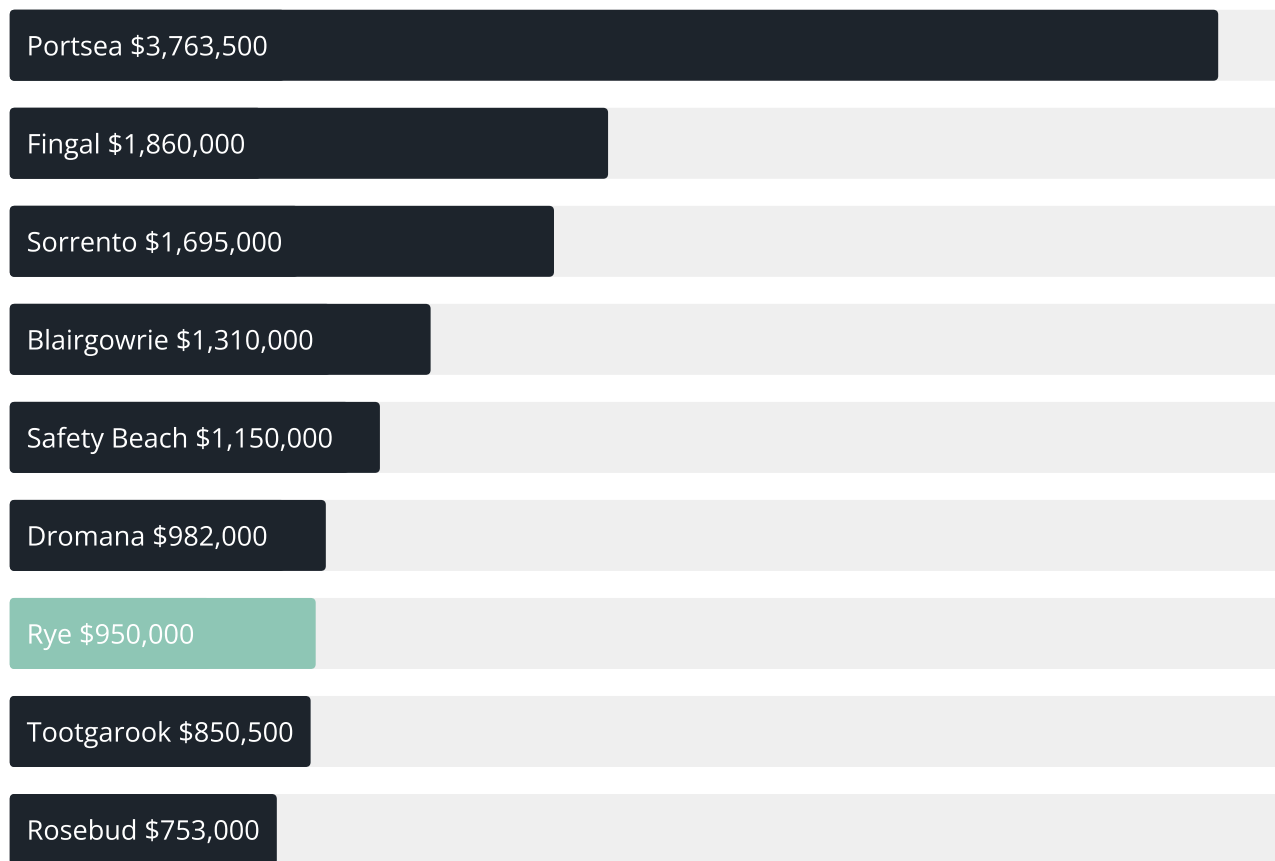
Quarterly Price Change
-0.52% ↓

Quarterly Price Change*



RYE SUBURB REPORT

Median House Sale Price*



Median Unit Sale Price*



RYE SUBURB REPORT

Sale Method*



● Auction 4%

● Private 96%

Auction Clearance Rate*

66.67%

Median Days on Market^

74 days

Average Hold Period*

6.2 years

Dwelling Type^



● Houses 95%

● Units 5%

Ownership^



● Owned Outright 50%

● Mortgaged 33%

● Rented 18%

Population^

9,438

Median Asking Rent per week*

\$590

Population Growth^

12.14%

Rental Yield*

2.89%





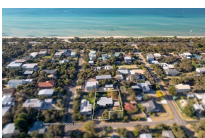
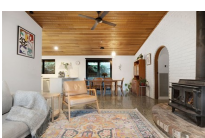




Median Age^

51 years











Median Household Size^

RYE SUBURB REPORT











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
 3 Mcdonald Rd Rye	3	House	\$825,000	31 Jul 2025
 166 Dundas St Rye	4	House	\$1,020,000	24 Jul 2025
 8 Myra Ct Rye	3	House	\$1,200,000	22 Jul 2025
 17 Murray St Rye	3	House	\$940,000	21 Jul 2025
 14 Norma Av Rye	3	House	\$975,000	21 Jul 2025
 34 Bruce St Rye	4	House	\$1,040,000	18 Jul 2025
 1 Eureka St Rye	3	House	\$720,000	17 Jul 2025
 5 Jacqlyn Av Rye	3	House	\$770,000	17 Jul 2025
 6 Beauna Vista Dr Rye	4	House	\$802,000	14 Jul 2025
 6 Landra St Rye	4	House	\$1,330,000	12 Jul 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 17 Francis St Rye	3	House	\$750,000	11 Jul 2025
 23-25 Nautilus St Rye	3	House	\$960,000	11 Jul 2025
 56 Neville Dr Rye	5	House	\$980,000	11 Jul 2025
 36 Yarrayne St Rye	3	House	\$727,500	09 Jul 2025
 5 Adam St Rye	3	House	\$695,000	04 Jul 2025
 2/2 Marshall St Rye	2	Unit	\$551,000	02 Jul 2025
 1 Minnimurra Rd Rye	6	House	\$4,000,000	30 Jun 2025
 212 Melbourne Rd Rye	2	House	\$640,000	26 Jun 2025
 25 Timmins Cr Rye	3	House	\$767,500	26 Jun 2025
 26 Field St Rye	3	House	\$821,999	25 Jun 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 65 Melbourne Rd Rye	3	House	\$770,000	23 Jun 2025
 47 Gray St Rye	3	House	\$890,000	21 Jun 2025
 47 Florence Dr Rye	3	House	\$735,000	19 Jun 2025
 16 Landra St Rye	3	House	\$760,000	13 Jun 2025
 7 Timmins Cr Rye	3	House	\$360,000	12 Jun 2025
 1 Dawn St Rye	5	House	\$1,200,000	09 Jun 2025
 12 St Andrews Dr Rye	4	House	\$970,000	08 Jun 2025
 5/20 Sullivan St Rye	2	Unit	\$542,500	06 Jun 2025
 5 Tuerong St Rye	3	House	\$811,000	05 Jun 2025
 185 Melbourne Rd Rye	4	House	\$1,225,000	04 Jun 2025



Rye Office
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Data is current as of PDF generation date 01/08/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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