



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

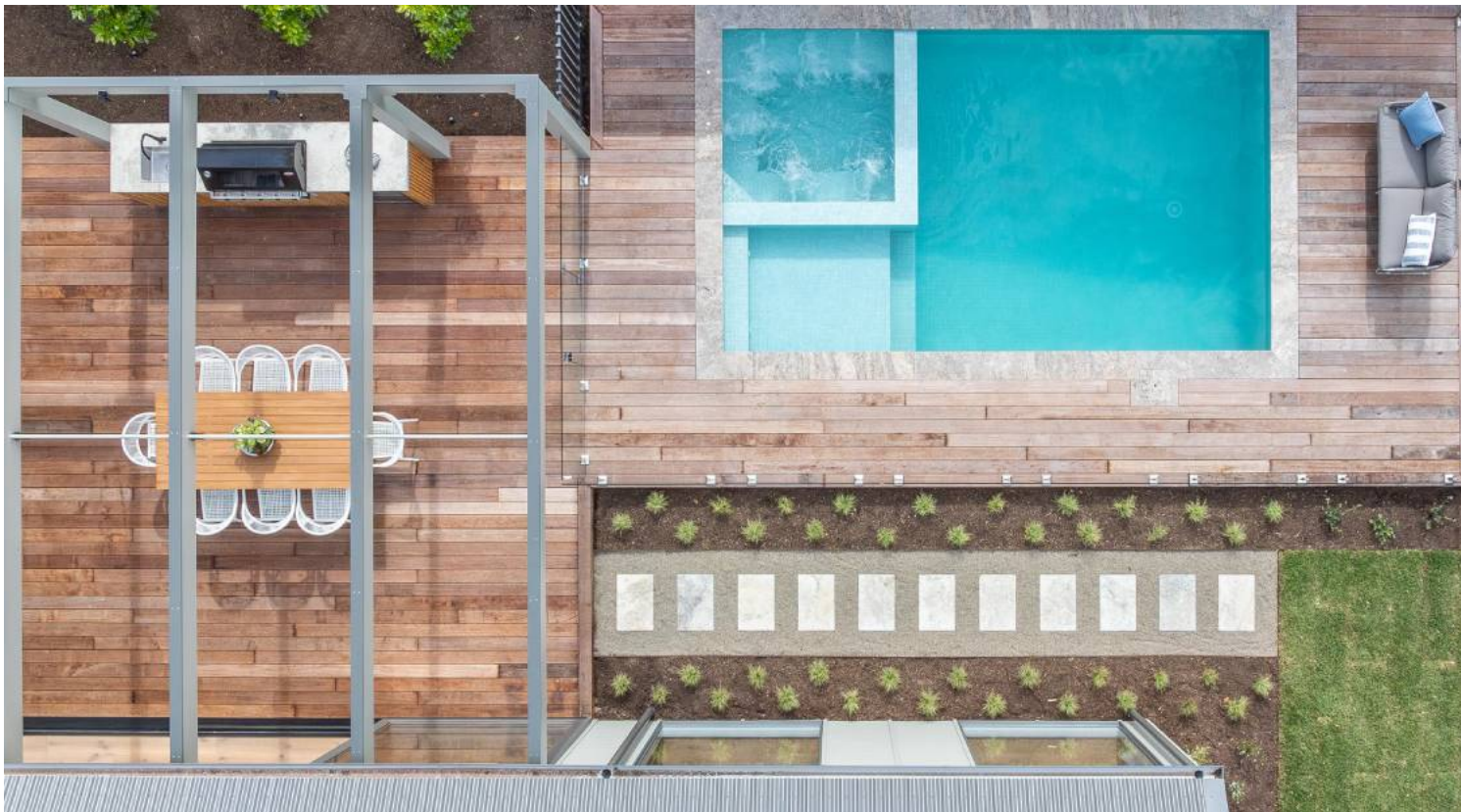
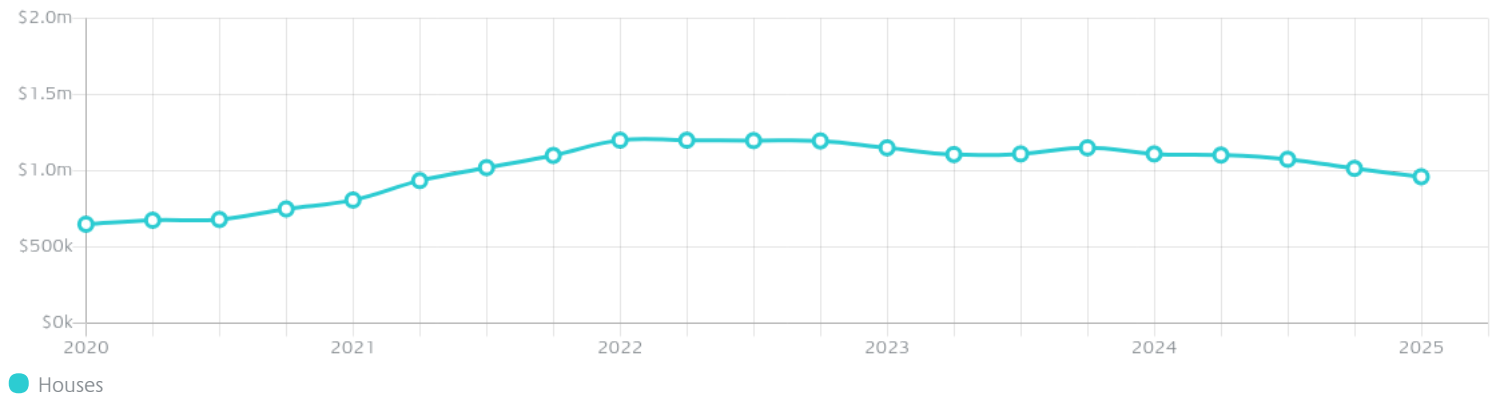
Median

\$960k

Quarterly Price Change

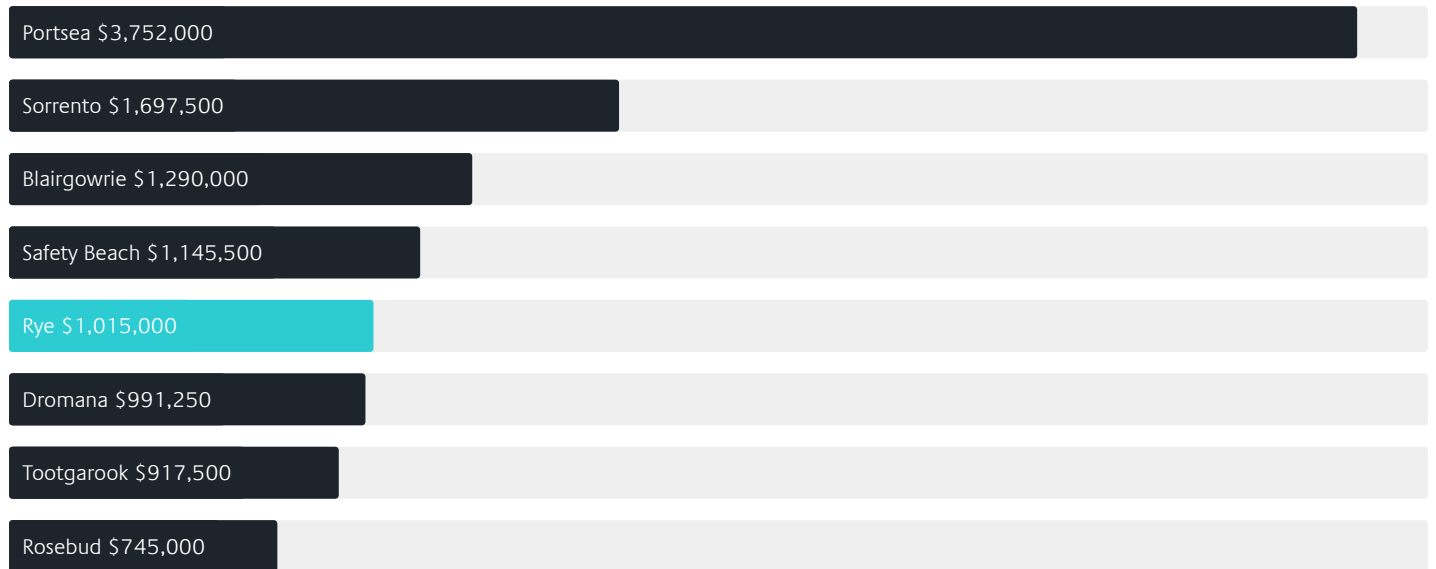
-5.41% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 2%
● Private 98%

Auction Clearance Rate*

100%

Median Days on Market^

75 days

Average Hold Period*

6.2 years

Insights

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^










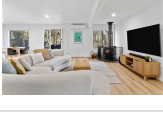


2.2 people

Sold Properties~











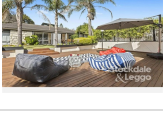

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 52 Becket St Rye	4	House	\$1,200,000	30 May 2025
 72 Fern Gr Rye	3	House	\$1,100,000	29 May 2025
 8 Balook St Rye	3	House	\$915,000	22 May 2025
 37 Lucien Rd Rye	4	House	\$1,529,000	21 May 2025
 39 Dunham St RYE	5	House	\$2,175,000	20 May 2025
 14 Rodney St Rye	4	House	\$1,200,000	19 May 2025
 143 Melbourne Rd Rye	3	House	\$765,000	19 May 2025
 87 Preston St RYE	3	House	\$700,500	16 May 2025
 11 Duntroon Av Rye	5	House	\$970,000	16 May 2025
 23 Edgar St Rye	3	House	\$1,060,000	16 May 2025
 12 Landra St Rye	4	House	\$960,000	15 May 2025
 14 Fairway Dr Rye	4	House	\$942,500	12 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 79 Melbourne Rd Rye	2	House	\$601,000	09 May 2025
 20 Bethany Cl Rye	4	House	\$1,800,000	08 May 2025
 40 Owarra St Rye	3	House	\$760,000	06 May 2025
 18 Twakurra St Rye	5	House	\$1,600,000	06 May 2025
 10 Anelida St Rye	6	House	\$1,200,000	05 May 2025
 8 Shirlow Av Rye	2	House	\$1,050,000	05 May 2025
 5/2049 Point Nepean Rd Rye	2	Unit	\$530,000	02 May 2025
 28 Alexandra Cr Rye	5	House	\$2,225,000	01 May 2025
 19 Sinclair Av Rye	3	House	\$850,000	28 Apr 2025
 1 Louise St Rye	4	House	\$1,155,000	28 Apr 2025
 5 Inala St Rye	3	House	\$635,000	26 Apr 2025
 37 Kanburra St Rye	5	House	\$860,000	25 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 71 Kalimna Cr Rye	4	House	\$1,020,000	17 Apr 2025
 25 Valley Dr RYE	3	House	\$1,170,000	16 Apr 2025
 5 Wargundy Av Rye	4	House	\$835,000	15 Apr 2025
 394-400 Browns Rd Rye	3	House	\$1,500,000	15 Apr 2025
 30 Observation Dr Rye	3	House	\$711,000	14 Apr 2025
 27 Evans St Rye	4	House	\$836,000	09 Apr 2025
 50 Sussex Rd Rye	3	House	\$770,000	09 Apr 2025
 4 Marmion St Rye	3	House	\$816,000	05 Apr 2025
 14 Lucien Rd Rye	3	House	\$900,000	02 Apr 2025
 7 Grandview Av Rye	3	House	\$832,000	02 Apr 2025
 13 Bachli St Rye	4	House	\$860,000	01 Apr 2025
 80 Flinders St Rye	3	House	\$780,000	01 Apr 2025



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.

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