



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

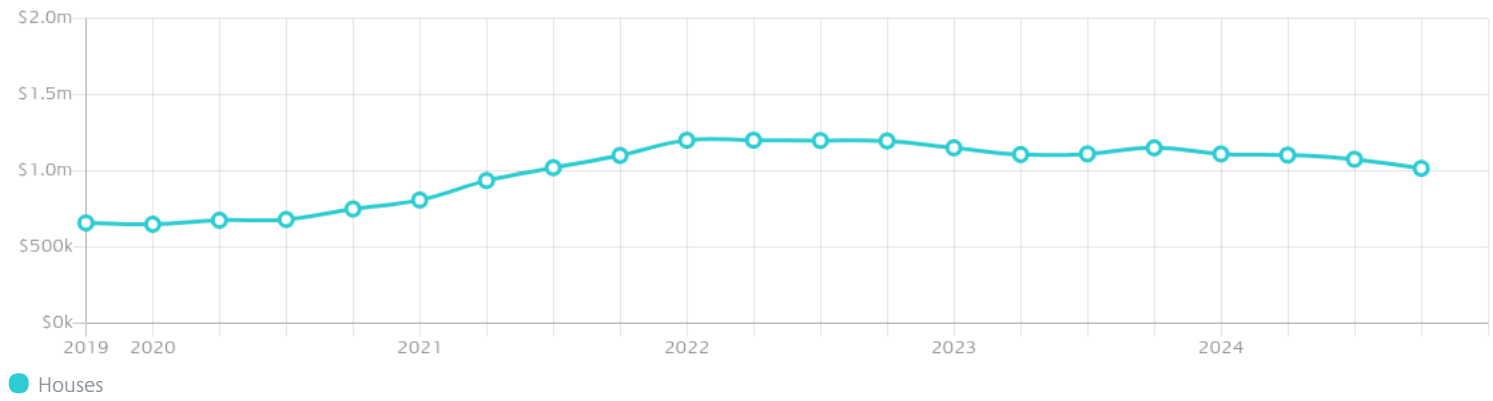
Median

\$1.02m

Quarterly Price Change

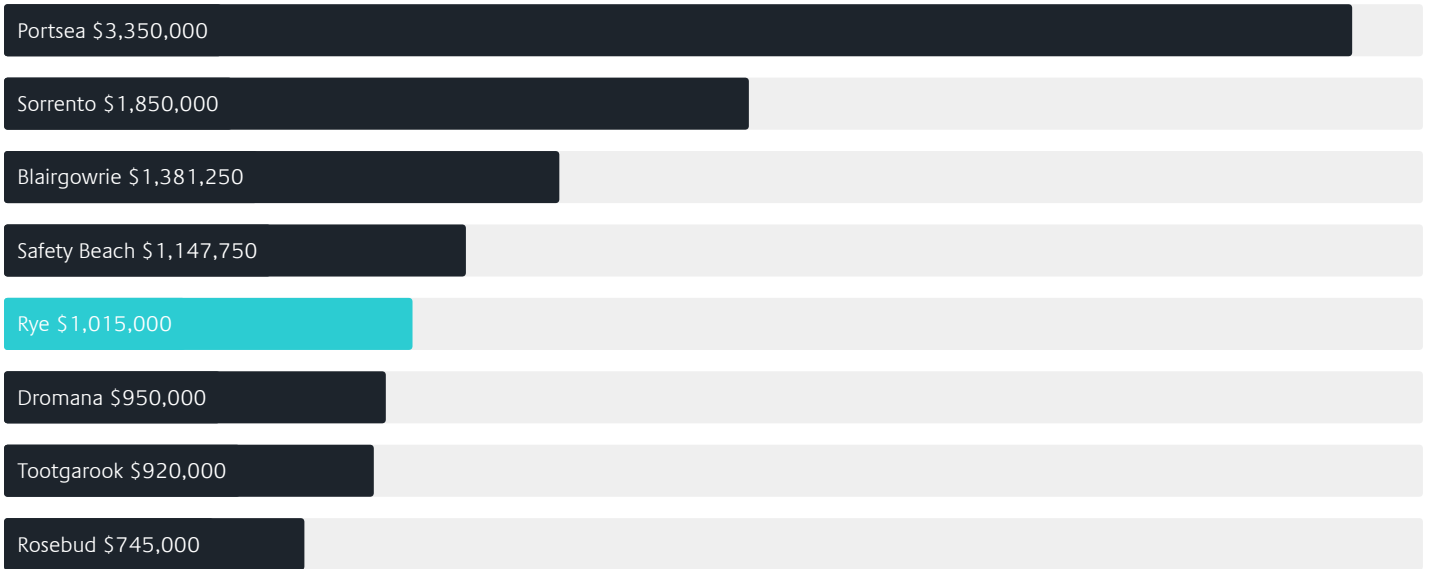
-5.58% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 7%
● Private 93%

Auction Clearance Rate*

100%

Median Days on Market^

54 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*

\$600

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 7 Eva St Rye	4	House	\$920,000	28 Feb 2025
 16 Leah Cl Rye	4	House	\$1,275,000	22 Feb 2025
 14 Goorna Ct Rye	4	House	\$1,075,000	20 Feb 2025
 18 Lucien Rd Rye	5	House	\$1,550,000	19 Feb 2025
 49 Lyons St Rye	5	House	\$920,000	15 Feb 2025
 58 Lyons St Rye	5	House	\$1,087,500	15 Feb 2025
 11 Charles St Rye	4	House	\$800,000	13 Feb 2025
 17 Roslyn Av Rye	3	House	\$800,000	11 Feb 2025
 5 Bigelow Ct Rye	4	House	\$1,250,000	10 Feb 2025
 13 Valentine St Rye	4	House	\$765,000	09 Feb 2025
 57 Waratah St Rye	3	House	\$900,000	04 Feb 2025
 5 Yannuga St Rye	5	House	\$915,000	04 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 88 Grandview Av Rye	2	House	\$1,090,000	04 Feb 2025
 399 Browns Rd Rye	4	House	\$1,250,000	31 Jan 2025
 50 Anelida St Rye	3	House	\$745,000	31 Jan 2025
 45 Centre Dr Rye	4	House	\$1,000,000	31 Jan 2025
 1 Jacqlyn Av Rye	3	House	\$812,500	22 Jan 2025
 23 Highbury Rd Rye	5	House	\$885,000	21 Jan 2025
 10 Yannuga St Rye	5	House	\$965,000	17 Jan 2025
 64 Observation Dr Rye	3	House	\$850,000	17 Jan 2025
 6 Mannana St Rye	5	House	\$985,000	14 Jan 2025
 385 Browns Rd Rye	4	House	\$1,185,000	13 Jan 2025
 87 Observation Dr Rye	3	House	\$935,000	10 Jan 2025
 16 Elgan Av Rye	6	House	\$1,555,000	09 Jan 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 42 Preston St Rye	4	House	\$890,000	09 Jan 2025
 2/1 View Rd Rye	2	Flat/Unit/Apartment	\$675,000	07 Jan 2025
 29 Strathmore St RYE	2	House	\$750,000	02 Jan 2025
 3 Rodney St Rye	3	House	\$800,000	31 Dec 2024
 22 Ozone St Rye	4	House	\$1,180,000	24 Dec 2024
 28 Lucien Rd RYE	4	House	\$1,050,000	24 Dec 2024
 25 Walbrook Rd Rye	3	House	\$730,000	20 Dec 2024
 6 Teresa Ct Rye	5	House	\$727,000	20 Dec 2024
 19 Sherwood Forest Dr Rye	4	House	\$1,080,000	19 Dec 2024
 9 Yarrayne St RYE	6	House	\$1,320,000	18 Dec 2024
 84 Valley Dr Rye	3	House	\$700,000	18 Dec 2024
 39 Landra St Rye	2	House	\$750,000	17 Dec 2024



Rye Office
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03 5984 0999

jelliscraig.com.au

Data is current as of PDF generation date 01/03/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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