



Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

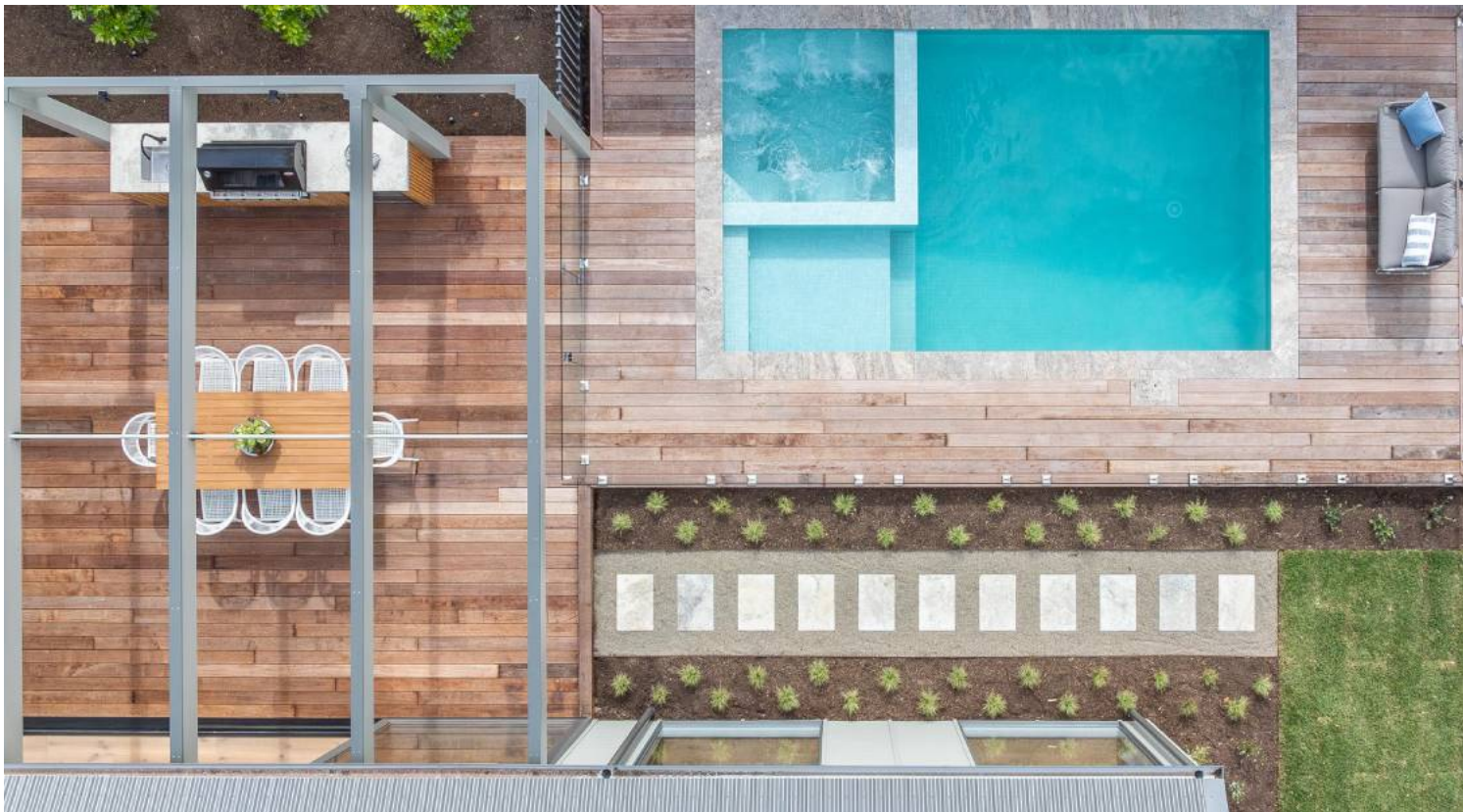
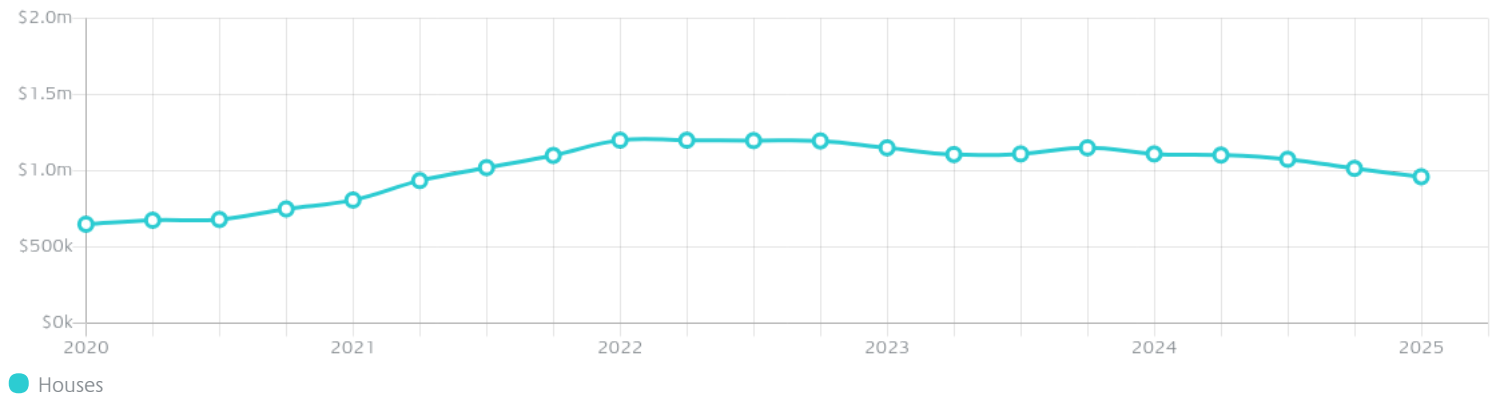
Median

\$960k

Quarterly Price Change

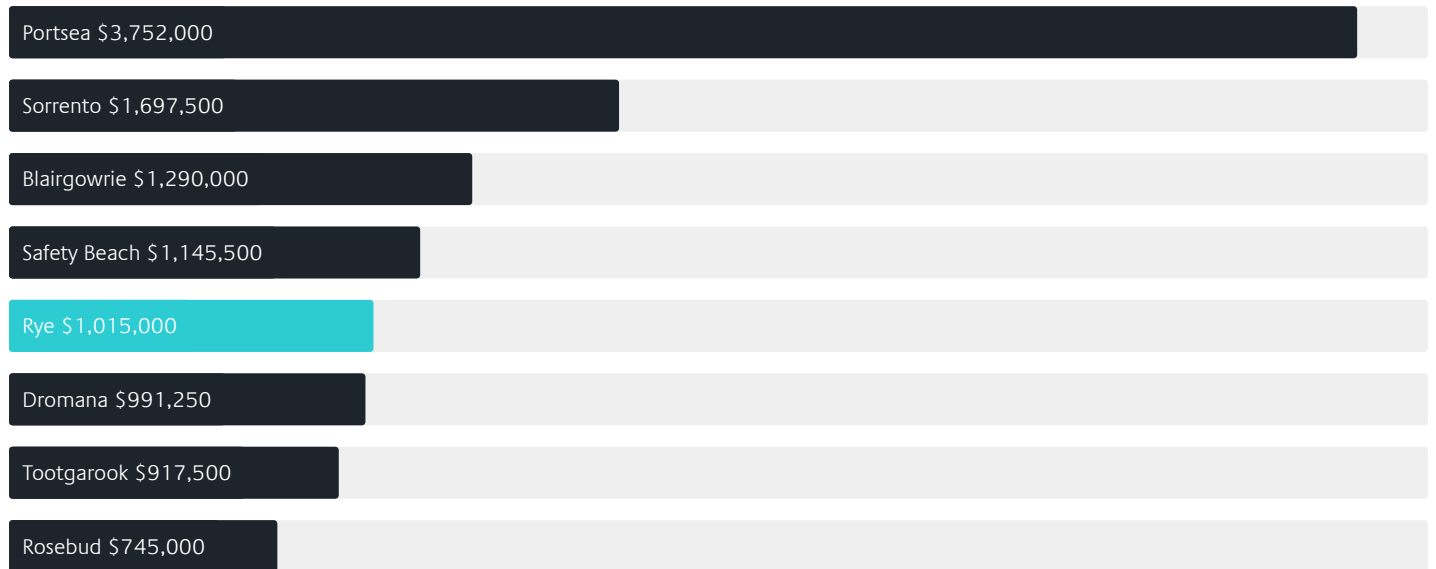
-5.41% ↓

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 4%
● Private 96%

Auction Clearance Rate*

100%

Median Days on Market^

70 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
 5 Inala St Rye	3	House	\$635,000	26 Apr 2025
 37 Kanburra St Rye	5	House	\$860,000	25 Apr 2025
 71 Kalimna Cr Rye	4	House	\$1,020,000	17 Apr 2025
 25 Valley Dr RYE	3	House	\$1,170,000	16 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
 4 Marmion St Rye	3	House	\$816,000	05 Apr 2025
 7 Grandview Av Rye	3	House	\$832,000	02 Apr 2025
 80 Flinders St Rye	3	House	\$780,000	01 Apr 2025
 13 Bachli St Rye	4	House	\$860,000	01 Apr 2025
 35 Michael St Rye	3	House	\$855,000	28 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 63 Toagara St Rye	4	House	\$870,000	28 Mar 2025
 16 Kiama Ct Rye	4	House	\$800,000	25 Mar 2025
 7 Sheila St Rye	4	House	\$2,175,000	24 Mar 2025
 5 Louise St Rye	3	House	\$800,000	23 Mar 2025
 230 Melbourne Rd Rye	3	House	\$701,000	21 Mar 2025
 1 The Glen Rye	3	House	\$900,000	21 Mar 2025
 12 Angela Ct Rye	3	House	\$920,000	19 Mar 2025
 8/2049 Point Nepean Rd Rye	2	House	\$525,000	18 Mar 2025
 7 Gladwell St Rye	5	House	\$1,100,000	18 Mar 2025
 8 Elvie St Rye	4	House	\$820,000	17 Mar 2025
 2/34 Hygeia St Rye	3	House	\$675,000	17 Mar 2025
 36 Florence Dr Rye	3	House	\$1,000,000	16 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 23 Murray St Rye	4	House	\$750,000	15 Mar 2025
 17 Louise St Rye	4	House	\$1,560,000	13 Mar 2025
 29 Inala St Rye	2	House	\$760,000	13 Mar 2025
 10 Alatheia Ct Rye	3	House	\$791,000	12 Mar 2025
 15 Woomera St Rye	4	House	\$900,000	11 Mar 2025
 21 Gordon St Rye	3	House	\$915,000	11 Mar 2025
 4 Landra St Rye	4	House	\$1,051,000	07 Mar 2025
 22 Fairhills Dr Rye	3	House	\$760,000	06 Mar 2025
 43 Roslyn Av Rye	3	House	\$835,000	03 Mar 2025
 7 Eva St Rye	4	House	\$920,000	28 Feb 2025
 32 Iolanda St Rye	4	House	\$910,000	26 Feb 2025
 26 Murray St Rye	3	House	\$1,680,000	25 Feb 2025



Rye Office
2273 Point Nepean Road, Rye
03 5984 0999

jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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