

JellisCraig

RYE

Suburb Report

Know your neighbourhood.



RYE SUBURB REPORT

Median House Price*

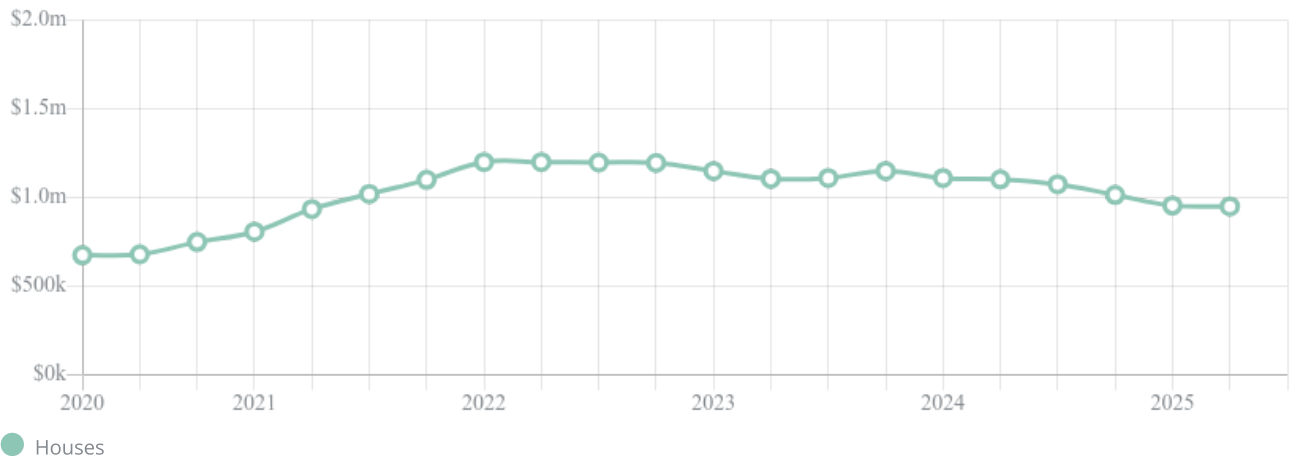
Median

\$950k

Quarterly Price Change

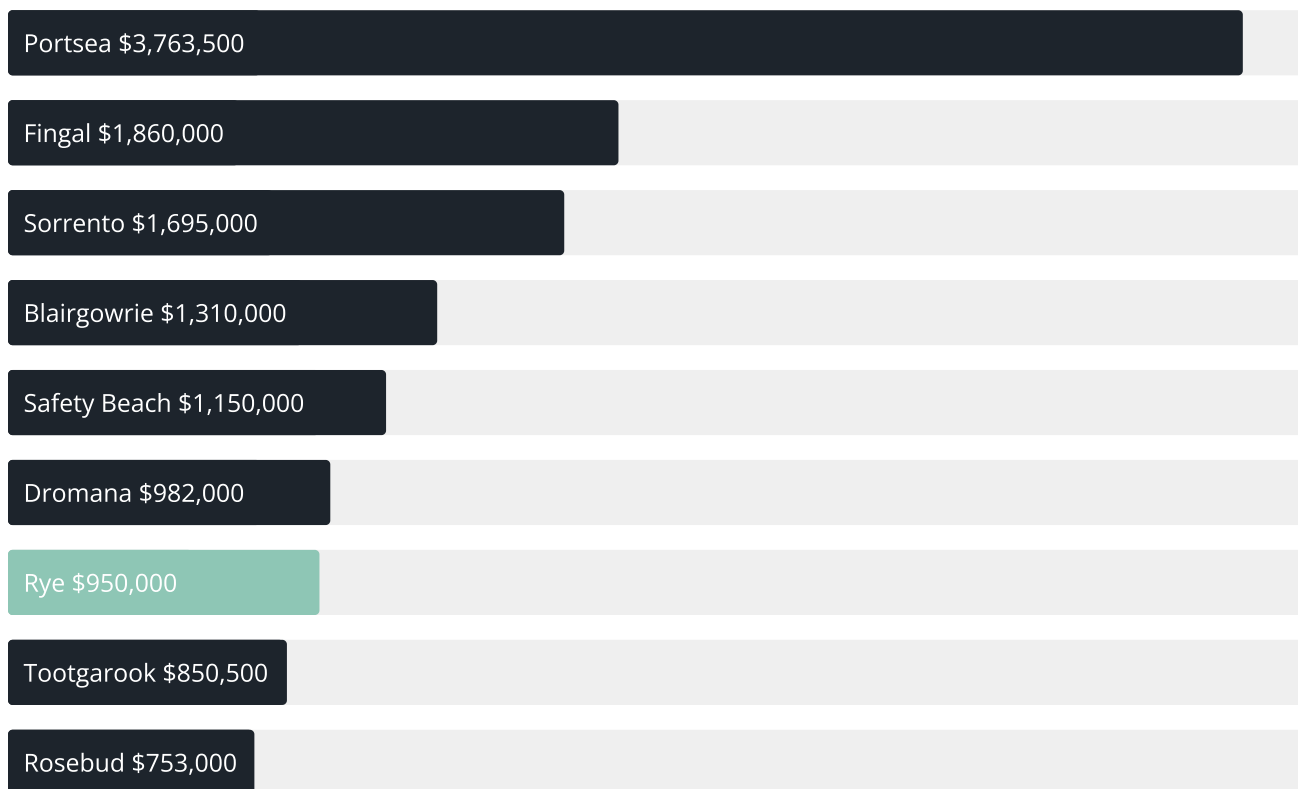
-0.52%↓

Quarterly Price Change*



RYE SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



RYE SUBURB REPORT

Sale Method*



● Auction 9%

● Private 91%

Auction Clearance Rate*

62.5%

Median Days on Market^

47 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^









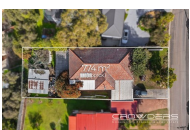

2.2 people

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 jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 4 Bigelow Ct Rye	2	House	\$895,000	29 Sep 2025
 2 Douglas Ct Rye	3	House	\$915,000	29 Sep 2025
 10 Tinapher Dr Rye	3	House	\$775,000	29 Sep 2025
 444-454 Browns Rd Rye	3	House	\$1,700,000	25 Sep 2025
 42 Valley Dr Rye	2	House	\$650,000	25 Sep 2025
 5 Valentine St Rye	3	House	\$780,000	25 Sep 2025
 29 Neville Dr Rye	3	House	\$880,000	25 Sep 2025
 18 Sheila St Rye	4	House	\$940,000	25 Sep 2025
 58 Valley Dr Rye	5	House	\$835,000	24 Sep 2025
 162 Weeroona St Rye	4	House	\$1,625,000	23 Sep 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 14 Bruce St RYE	4	House	\$1,030,000	23 Sep 2025
 13 Marmion St Rye	4	House	\$980,500	23 Sep 2025
 32 Parson St Rye	3	House	\$1,400,000	17 Sep 2025
 27 Beauna Vista Dr Rye	4	House	\$950,000	13 Sep 2025
 2/9 Shirlow Av Rye	2	Unit	\$620,000	12 Sep 2025
 2 Lind Av Rye	3	House	\$1,195,000	12 Sep 2025
 59 Toagara St Rye	3	House	\$670,000	10 Sep 2025
 4 Paul St Rye	4	House	\$935,000	09 Sep 2025
 19 Wargundy Av Rye	4	House	\$690,000	04 Sep 2025
 13 Yera Cr Rye	4	House	\$960,000	02 Sep 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 526 Browns Rd Rye	3	House	\$1,225,000	01 Sep 2025
 27 Richardson St Rye	4	House	\$1,435,000	29 Aug 2025
 22-24 Kent Rd Rye	3	House	\$1,570,000	27 Aug 2025
 4 Hardy St Rye	3	House	\$1,150,000	26 Aug 2025
 449 Browns Rd Rye	3	House	\$785,000	22 Aug 2025
 34 Milton Rd Rye	5	House	\$1,325,000	20 Aug 2025
 56 Nautilus St RYE	3	House	\$960,000	15 Aug 2025
 17 Thomson Tce Rye	3	House	\$802,500	14 Aug 2025
 103 Preston St Rye	3	House	\$792,500	13 Aug 2025
 39 Felecia St Rye	3	House	\$990,000	12 Aug 2025



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Data is current as of PDF generation date 01/10/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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