

JellisCraig

RYE

Suburb Report

Know your neighbourhood.



RYE SUBURB REPORT

Median House Price*

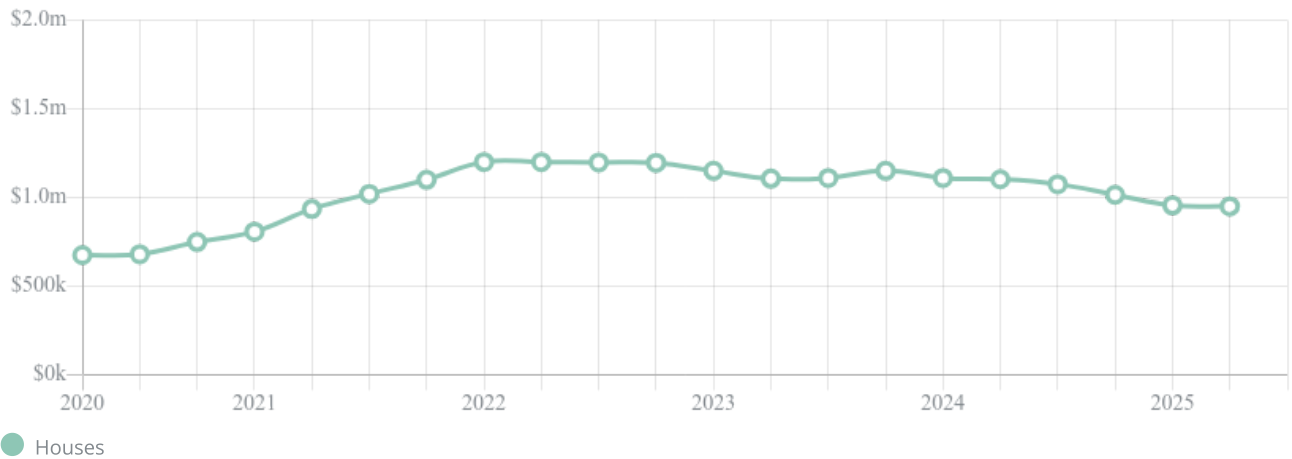
Median

\$950k

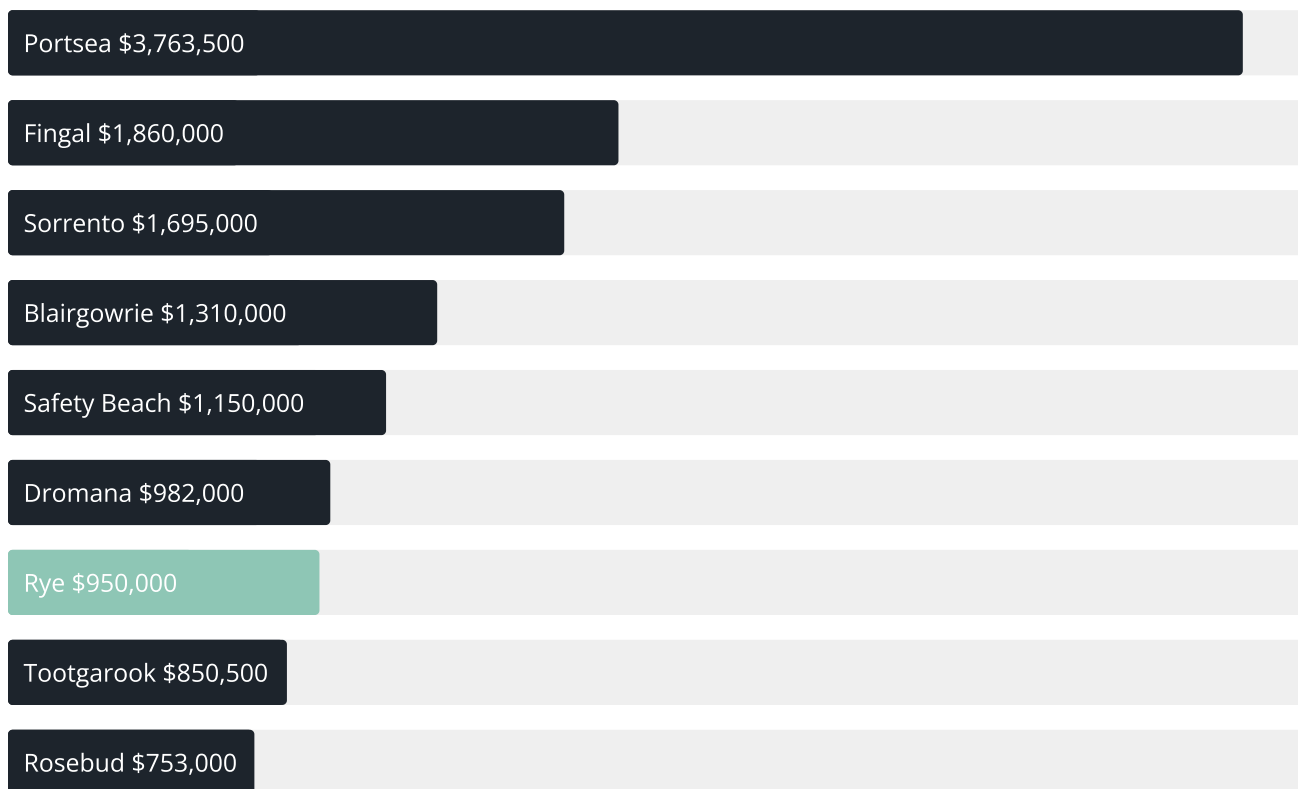
Quarterly Price Change

-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*

57.14%

Median Days on Market^

64 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^









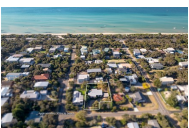

2.2 people

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
 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
 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
 19 Becket St Rye	3	House	\$892,000	09 Aug 2025
 33 Cain Rd Rye	3	House	\$925,000	05 Aug 2025
 16 Tuerong St Rye	3	House	\$686,000	01 Aug 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Mcdonald Rd Rye	3	House	\$825,000	31 Jul 2025
 31 Pardoner Rd Rye	3	House	\$725,000	30 Jul 2025
 9 Alwyn St Rye	4	House	\$1,005,000	29 Jul 2025
 166 Dundas St Rye	4	House	\$1,020,000	24 Jul 2025
 9 Gladwell St Rye	3	House	\$842,000	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
 39 Inala St Rye	3	House	\$840,000	21 Jul 2025
 14 Norma Av Rye	3	House	\$975,000	21 Jul 2025
 17 Marmion St Rye	3	House	\$745,000	18 Jul 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 34 Bruce St Rye	4	House	\$1,040,000	18 Jul 2025
 5 Jacqlyn Av Rye	3	House	\$770,000	17 Jul 2025
 1 Eureka St Rye	3	House	\$720,000	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
 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
 65 Becket St Rye	3	House	\$855,000	05 Jul 2025



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jellisraig.com.au

Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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