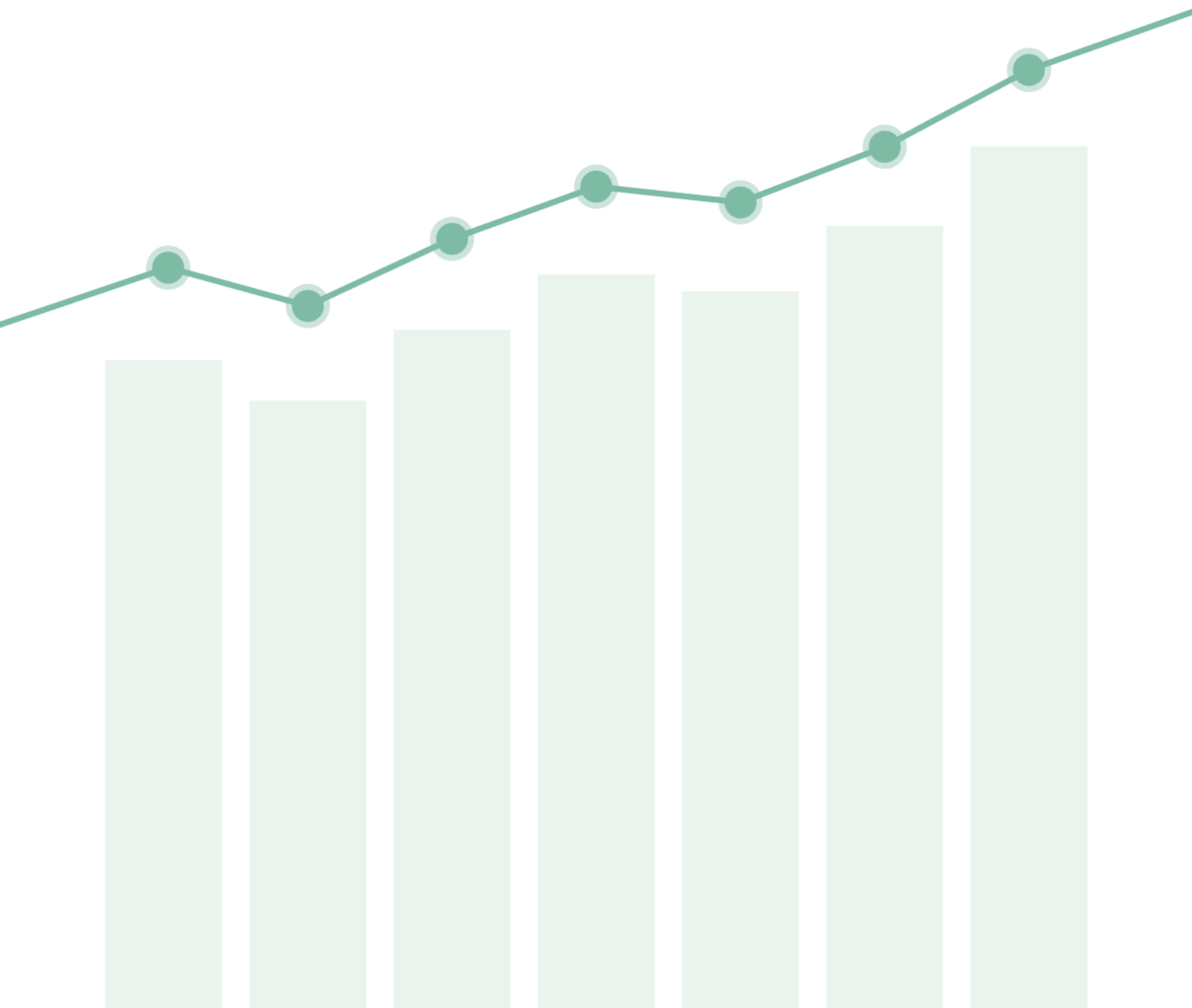


JellisCraig

RYE

Suburb Report

Know your neighbourhood.



RYE SUBURB REPORT

Median House Price*

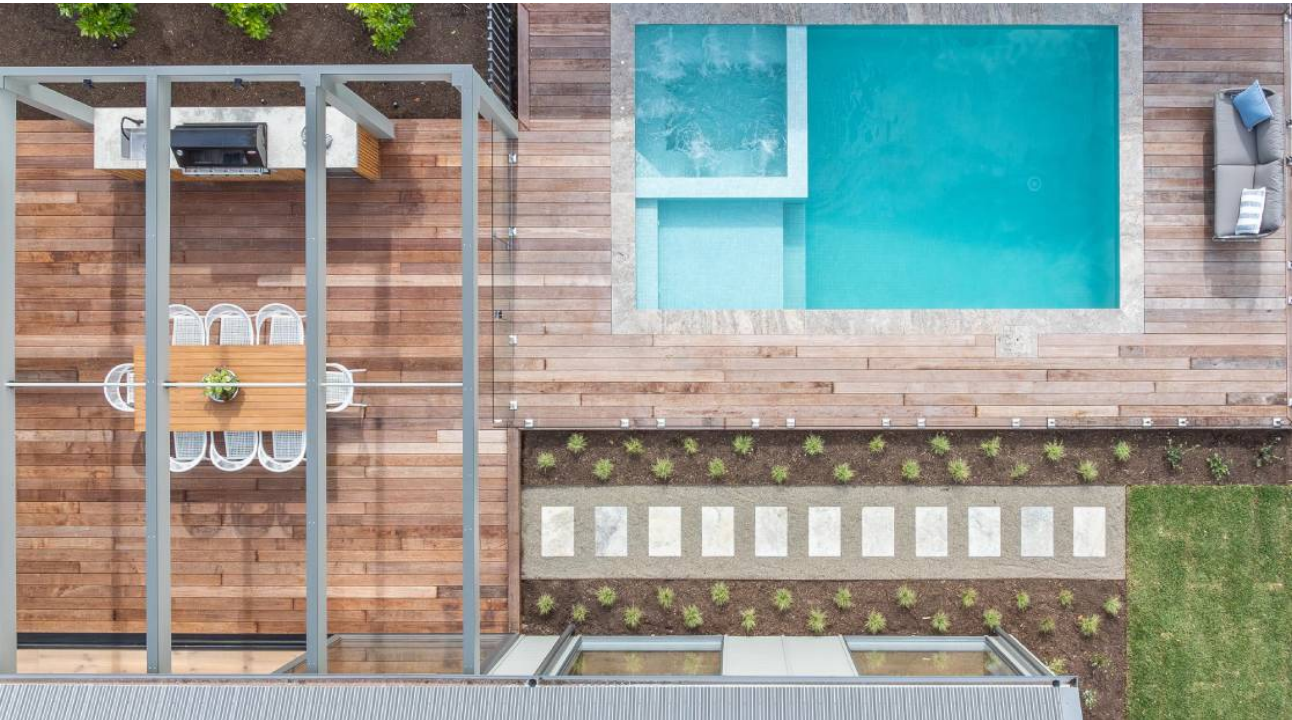
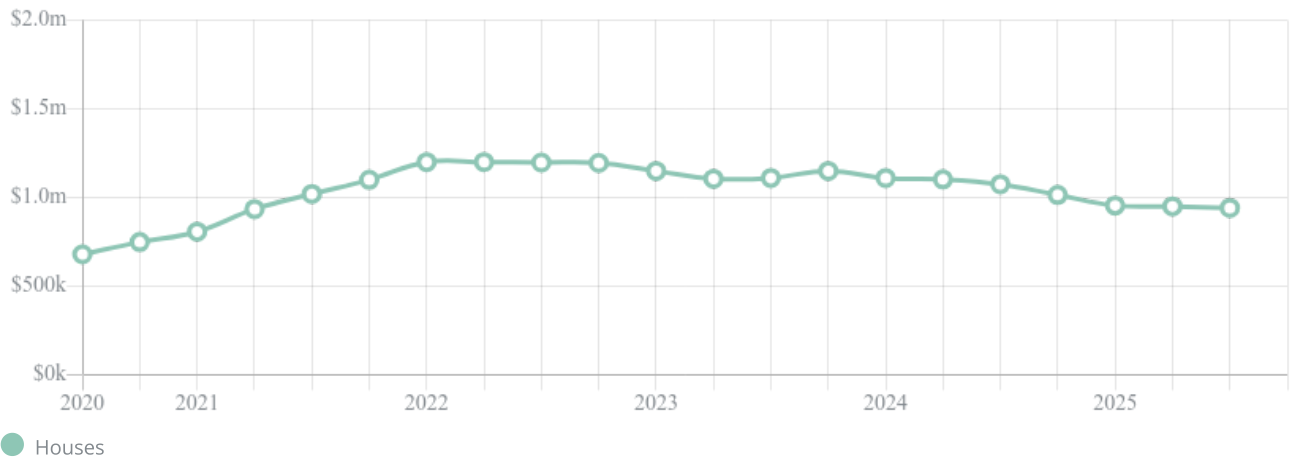
Median

\$941k

Quarterly Price Change

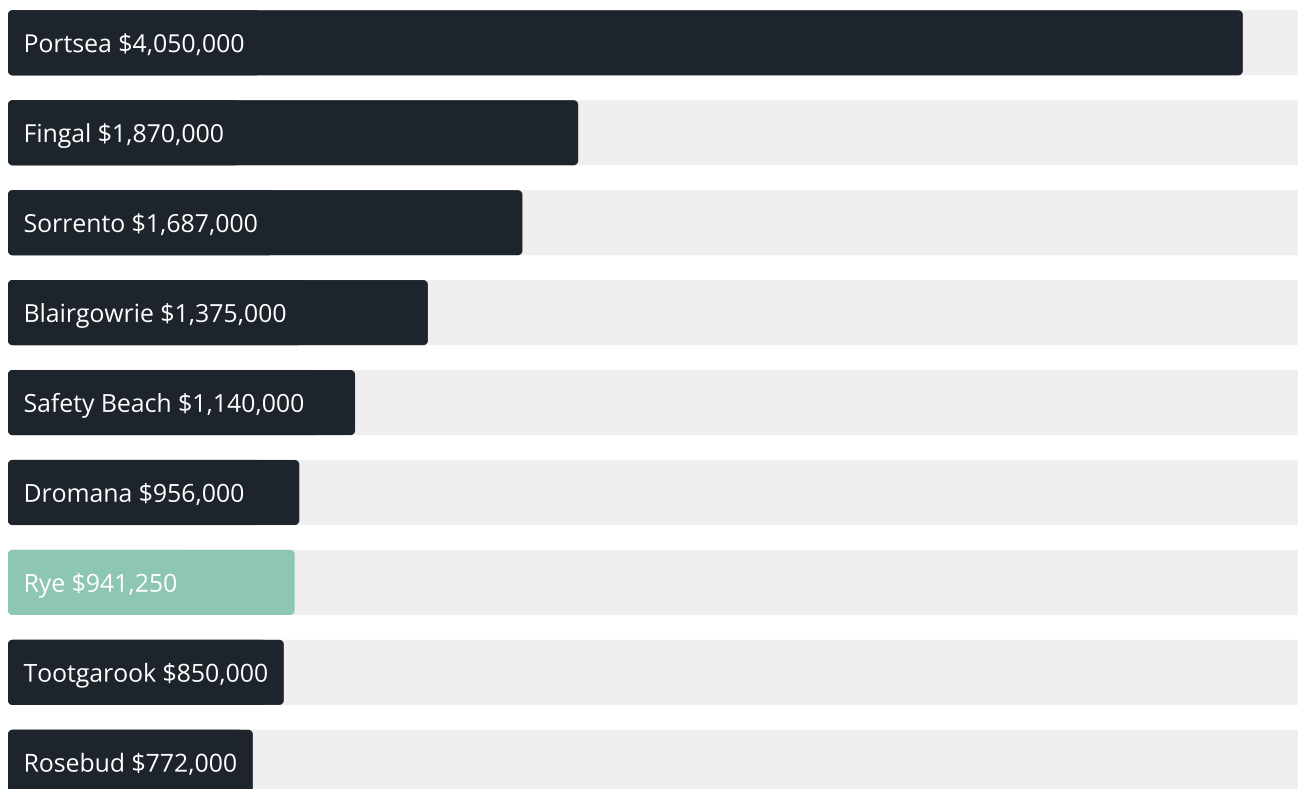
-0.92%↓

Quarterly Price Change*



RYE SUBURB REPORT

Median House Sale Price^{*}



Median Unit Sale Price^{*}



RYE SUBURB REPORT

Sale Method*



● Auction 4%

● Private 96%

Auction Clearance Rate*

100%

Median Days on Market^

28 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*

\$580

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
 2465 Point Nepean Rd Rye	6	House	\$1,550,000	29 Nov 2025
 4 Charles St Rye	3	House	\$1,075,000	28 Nov 2025
 136 Weeroona St RYE	3	House	\$845,000	27 Nov 2025
 7 Gawalla St Rye	3	House	\$850,000	26 Nov 2025
 19 Kanburra St RYE	4	House	\$740,000	26 Nov 2025
 17 Dundas St RYE	2	House	\$765,000	25 Nov 2025
 17 Edgar St Rye	4	House	\$1,015,000	25 Nov 2025
 6/20 Sullivan St Rye	2	Unit	\$635,000	24 Nov 2025
 2603 Point Nepean Rd Rye	3	House	\$1,225,000	24 Nov 2025
 87 Flinders St Rye	4	House	\$1,050,000	22 Nov 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 100 Observation Dr Rye	3	House	\$861,000	21 Nov 2025
 2 Gordon St Rye	2	House	\$1,150,000	19 Nov 2025
 9 Timmins Cr Rye	5	House	\$960,000	17 Nov 2025
 17 Timmins Cr Rye	4	House	\$775,000	16 Nov 2025
 21 Timmins Cr Rye	3	House	\$1,125,000	14 Nov 2025
 8 Rosyth Rd Rye	3	House	\$807,500	12 Nov 2025
 4 Waratah St Rye	4	House	\$950,000	11 Nov 2025
 6 Yannuga St Rye	3	House	\$935,000	10 Nov 2025
 7 Parson St Rye	3	House	\$1,090,000	10 Nov 2025
 64 Preston St RYE	3	House	\$700,000	08 Nov 2025

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 119 Weeroona St Rye	5	House	\$1,285,000	07 Nov 2025
 222 Melbourne Rd Rye	3	House	\$770,000	05 Nov 2025
 6 Alexander Av Rye	3	House	\$1,270,000	05 Nov 2025
 5 Dolphin Av Rye	3	House	\$1,175,000	04 Nov 2025
 59 Michael St Rye	4	House	\$1,625,000	03 Nov 2025
 1 Locksley Rd Rye	4	House	\$1,260,000	31 Oct 2025
 241 Melbourne Rd Rye	4	House	\$1,380,000	23 Oct 2025
 36 Centre Dr Rye	3	House	\$1,011,000	22 Oct 2025
 15 Felecia St Rye	4	House	\$1,190,000	21 Oct 2025
 34 Landra St Rye	3	House	\$1,025,000	21 Oct 2025



Rye Office
2273 Point Nepean Road, Rye
03 5984 0999

jellisraig.com.au

Data is current as of PDF generation date 01/12/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.