



Rye

Suburb Report



Your connection to property insights



JellisCraig

RYE SUBURB REPORT

Median house price¹

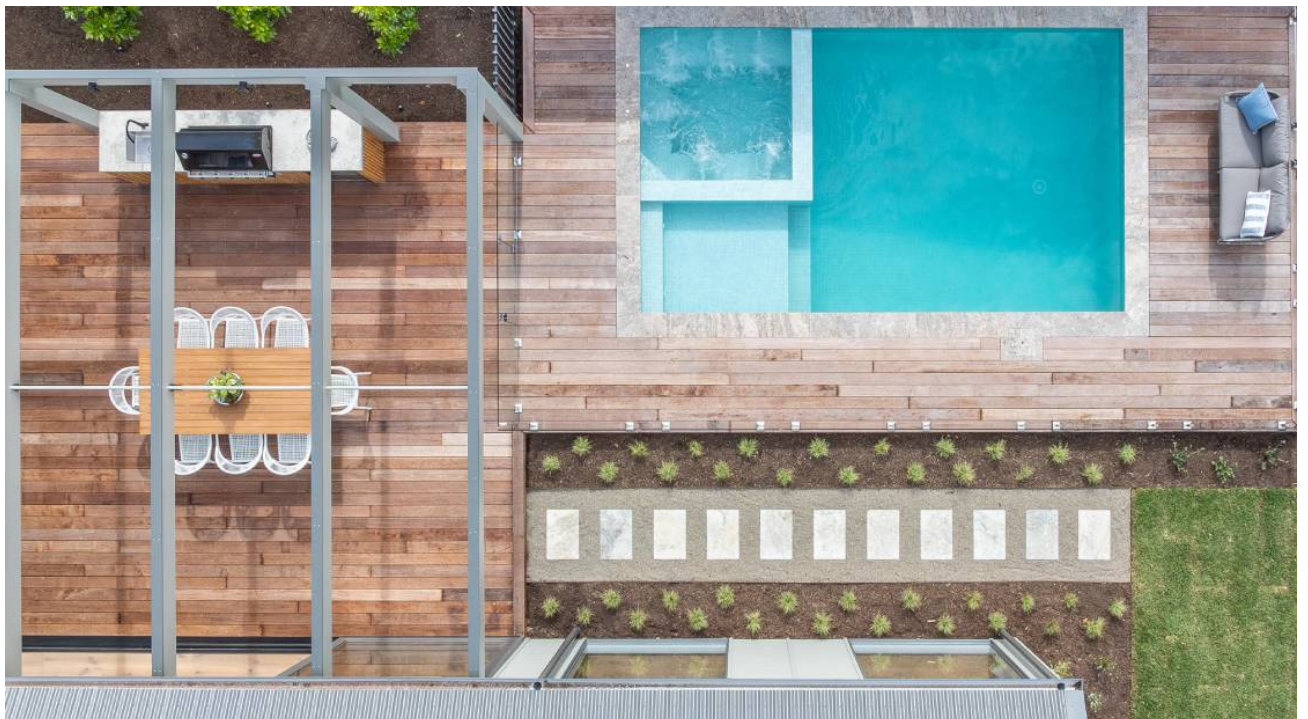
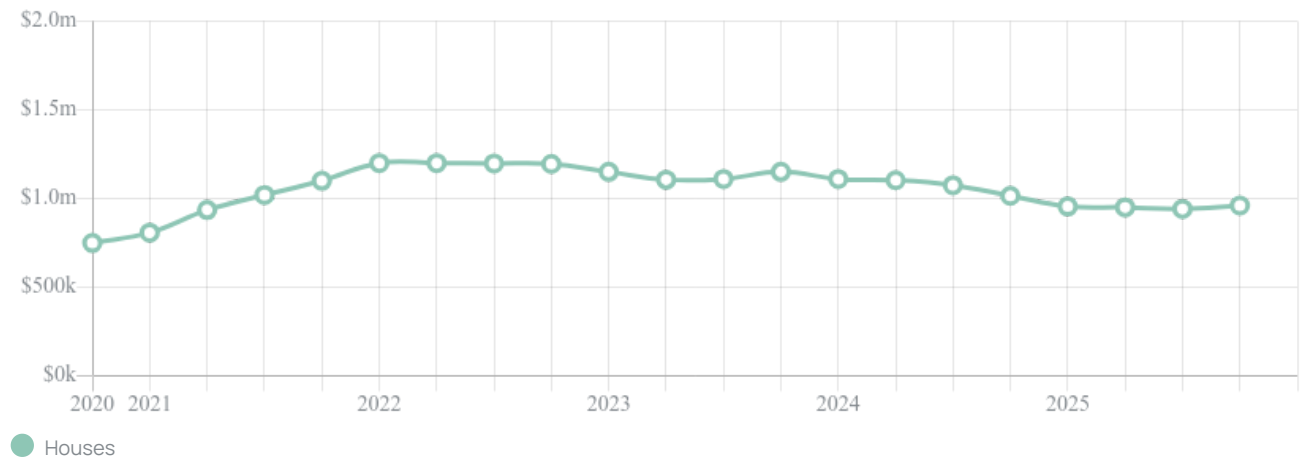
Median

\$960k

Quarterly price change

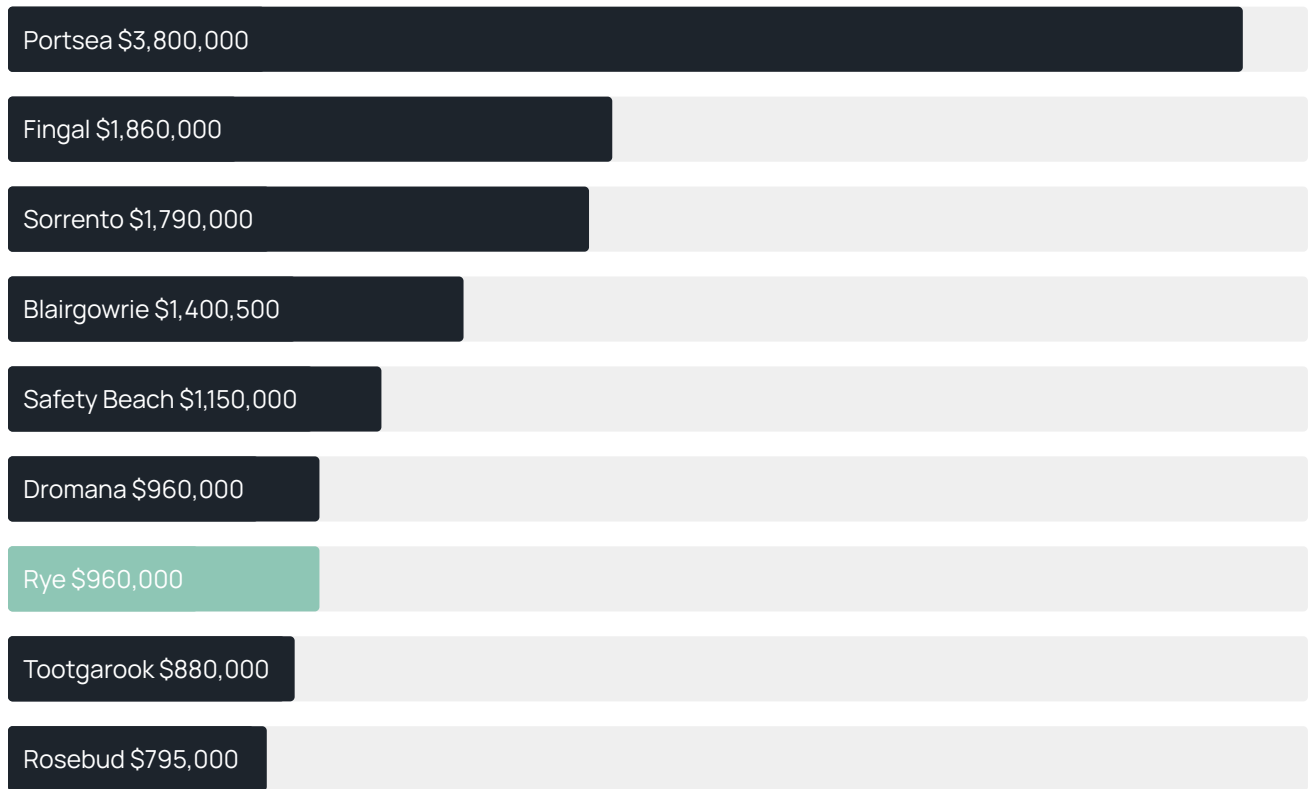
1.99% ↑

Quarterly price change¹



RYE SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²



● Auction 7%
● Private 93%

Auction clearance rate³

83.33%

Median days on market³

64 days

Jellis Craig average inspection attendance per listing⁴

64 groups

Average hold period¹

6.2 years

Dwelling type⁵



● Houses 95% ● Units 5%

Ownership⁵



● Owned outright 50% ● Mortgaged 33% ● Rented 18%

Population⁵

9,438

Median asking rent¹

\$600 per week

Population growth⁵

12.14%

Rental yield¹

2.89%

Median age⁵

51 years











Median household size⁵

2.2 people










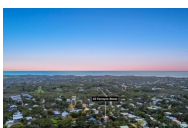
RYE SUBURB REPORT

Recent Rye sales




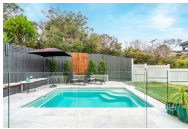






Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 48 Toagara St Rye	3	House	\$890,000	26 Mar 2026
 4 Iolanda St Rye	3	House	\$800,000	26 Mar 2026
 26 Becket St Rye	3	House	\$875,000	25 Mar 2026
 18 Lloyd St Rye	3	House	\$765,000	25 Mar 2026
 42 Highbury Rd RYE	3	House	\$875,000	25 Mar 2026
 20 Yaringa Ct Rye	4	House	\$1,770,000	24 Mar 2026
 29 Eugenia St Rye	4	House	\$1,130,000	23 Mar 2026
 6 Inala St Rye	3	House	\$765,000	20 Mar 2026
 44 St Andrews Dr Rye	4	House	\$1,025,000	17 Mar 2026
 6 Highbury Rd Rye	3	House	\$920,000	16 Mar 2026

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 12/2475 Point Nepean Rd Rye	2	Unit	\$577,500	14 Mar 2026
 25 Locksley Rd Rye	2	House	\$810,000	12 Mar 2026
 3/31 Hygeia St Rye	2	Unit	\$585,000	02 Mar 2026
 13 Sussex Rd Rye	3	House	\$750,000	02 Mar 2026
 7 Hillview Av Rye	4	House	\$1,100,000	02 Mar 2026
 6 Gunyah St Rye	3	House	\$822,500	02 Mar 2026
 10 Eva St Rye	3	House	\$1,330,000	28 Feb 2026
 12 Johnson Av Rye	3	House	\$1,160,000	24 Feb 2026
 17 Avon Rd Rye	3	House	\$1,250,000	23 Feb 2026
 43 Yarrayne St Rye	4	House	\$890,000	22 Feb 2026

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 37 Doe St Rye	3	House	\$616,000	21 Feb 2026
 99 Francis St RYE	3	House	\$875,000	21 Feb 2026
 3 Milton Rd Rye	3	House	\$940,000	19 Feb 2026
 24 Rosyth Rd Rye	5	House	\$1,380,000	19 Feb 2026
 70 Murray St Rye	4	House	\$1,010,000	19 Feb 2026
 10 Fairway Dr Rye	3	House	\$1,100,000	17 Feb 2026
 39 Kanburra St Rye	3	House	\$655,000	16 Feb 2026
 15 Becket St Rye	3	House	\$750,000	16 Feb 2026
 51 Parson St Rye	4	House	\$2,570,000	12 Feb 2026
 14 Rex Av Rye	3	House	\$800,000	12 Feb 2026



Jellis Craig Rye
2273 Point Nepean Road, Rye
03 5984 0999

Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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