



Rye

Suburb Report



Your connection to property insights



JellisCraig

RYE SUBURB REPORT

Median house price¹

Median

\$960k

Quarterly price change

-1.03% ↓

Median unit price¹

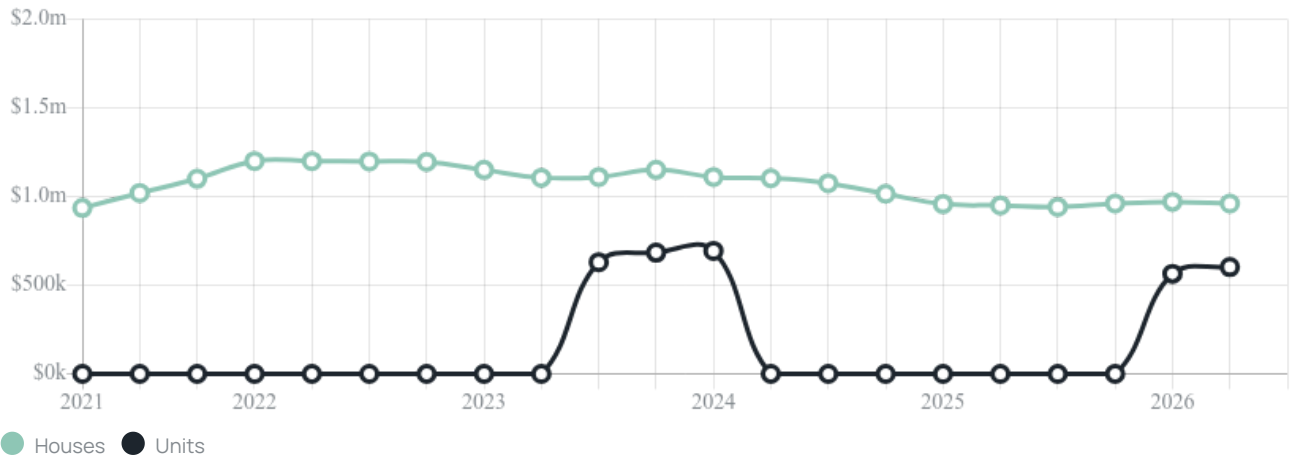
Median

\$603k

Quarterly price change

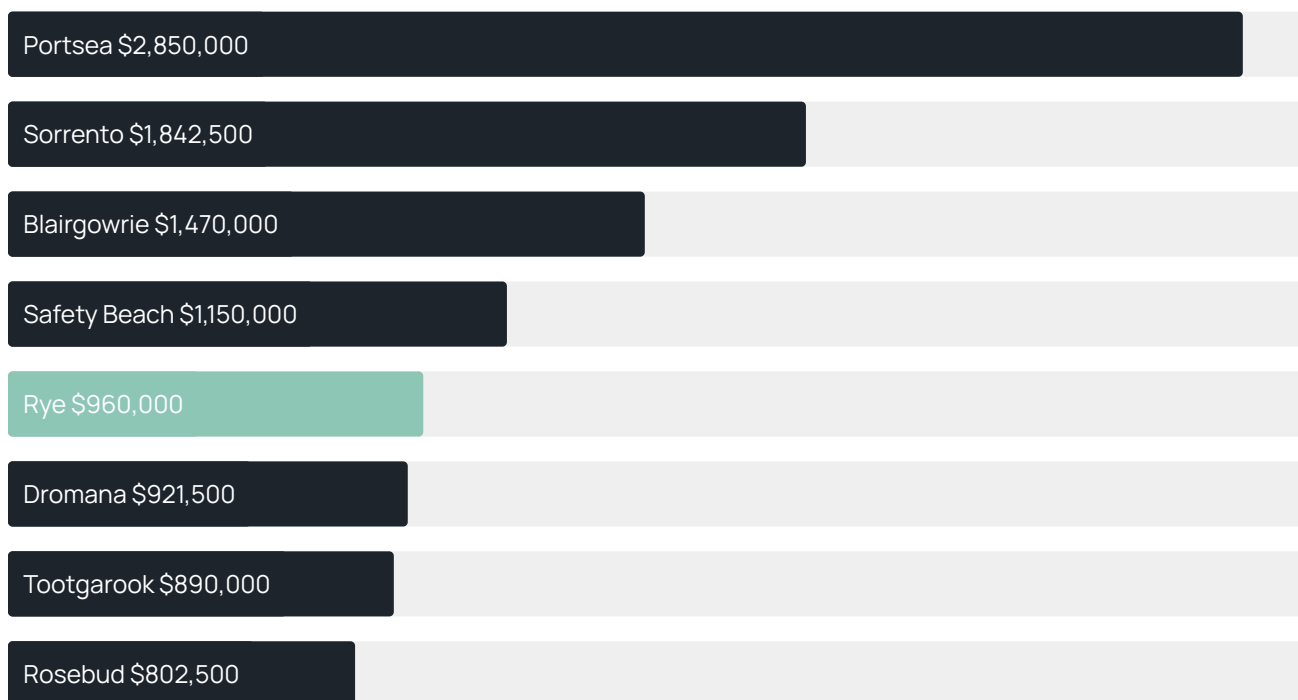
6.77% ↑

Quarterly price change¹



RYE SUBURB REPORT

Median house price¹



Median unit price¹



Sale method²

● Auction 5%
● Private 95%

Auction clearance rate³

66.67%Median days on market³

66 daysJellis Craig average inspection attendance per listing⁴

66 groupsAverage hold period¹

6.2 yearsDwelling type⁵

● Houses 95% ● Units 5%

Ownership⁵

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

Population⁵

9,438Median asking rent¹

\$620 per weekPopulation growth⁵

12.14%Rental yield¹

2.89%Median age⁵

51 yearsMedian 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 jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 8 Bimble St Rye	2	House	\$755,495	31 Jul 2026
 26 Grange Rd Rye	4	House	\$1,255,000	30 Jul 2026
 20 Dundas St Rye	4	House	\$1,025,000	30 Jul 2026
 6/2049 Point Nepean Rd Rye	2	Unit	\$540,000	28 Jul 2026
 14 Liesma St Rye	4	House	\$875,000	27 Jul 2026
 6 Derwin St Rye	3	House	\$790,000	22 Jul 2026
 51 Inala St Rye	3	House	\$790,000	21 Jul 2026
 25 Sarazen St Rye	4	House	\$1,350,000	21 Jul 2026
 31 Florence Dr Rye	4	House	\$1,650,000	17 Jul 2026
 1/33 Ozone St Rye	3	House	\$920,000	16 Jul 2026

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 11 Hackworth Rd Rye	3	House	\$555,000	14 Jul 2026
 10 Ora Ct Rye	2	House	\$790,000	13 Jul 2026
 5 Balook St Rye	4	House	\$864,000	06 Jul 2026
 5 Amelia Av Rye	3	House	\$790,000	02 Jul 2026
 20 Leawarra St Rye	4	House	\$600,000	30 Jun 2026
 57 Charles St Rye	5	House	\$830,000	29 Jun 2026
 32 Fairhills Dr Rye	4	House	\$611,000	27 Jun 2026
 4/25 Ozone St Rye	3	Unit	\$860,000	25 Jun 2026
 33 Minnimurra Rd Rye	4	House	\$1,002,000	25 Jun 2026
 28 Locksley Rd Rye	4	House	\$1,450,000	24 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 1 Gladwell St RYE	4	House	\$1,050,000	24 Jun 2026
 8 Nautilus St Rye	6	House	\$1,425,000	22 Jun 2026
 43 Pardoner Rd Rye	2	House	\$662,000	20 Jun 2026
 26 Sydney St Rye	6	House	\$1,950,000	18 Jun 2026
 5 Manciple St Rye	4	House	\$1,551,000	18 Jun 2026
 16 Phyllis Pde Rye	4	House	\$1,275,000	12 Jun 2026
 53 Field St Rye	5	House	\$1,025,000	09 Jun 2026
 26 Strathmore St Rye	4	House	\$835,000	05 Jun 2026
 121 Dundas St Rye	3	House	\$730,000	03 Jun 2026
 29 Roslyn Av Rye	3	House	\$940,000	02 Jun 2026



Jellis Craig Rye
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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 01/08/2026

- 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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