



Rye

# Suburb Report

---

Your connection to property insights



**JellisCraig**

## RYE SUBURB REPORT

### Median house price<sup>1</sup>

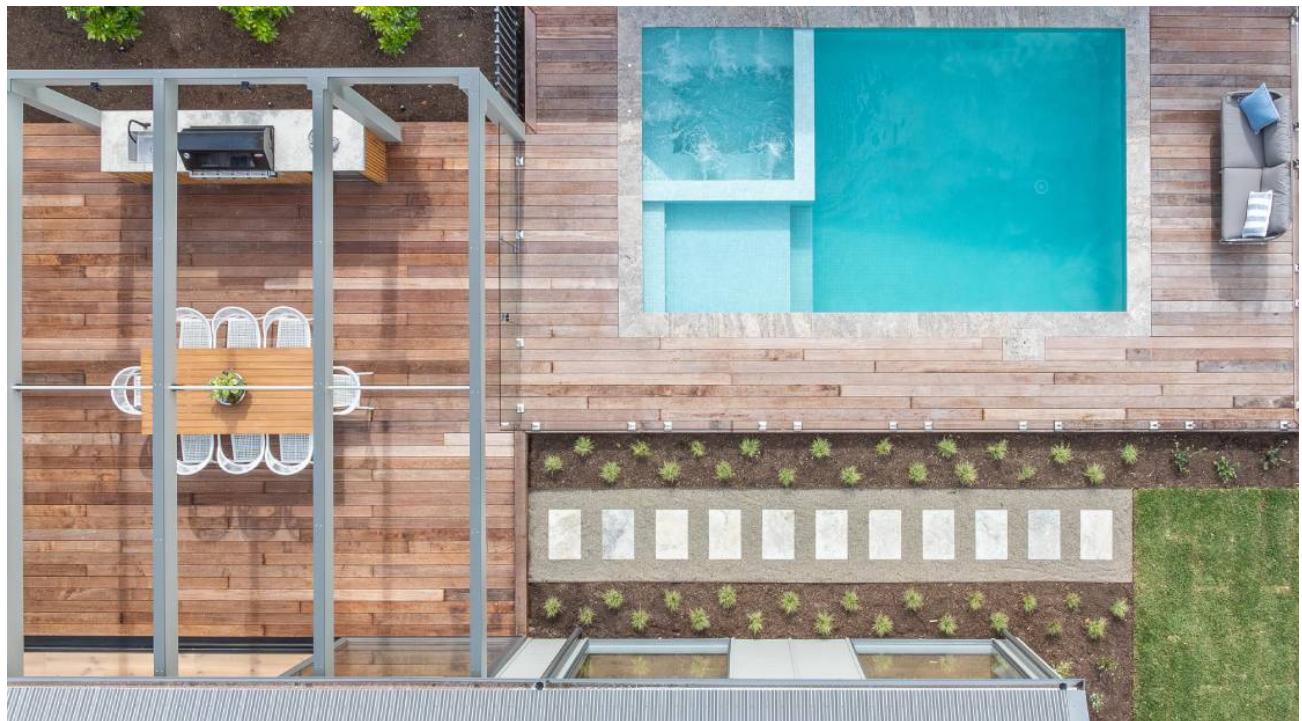
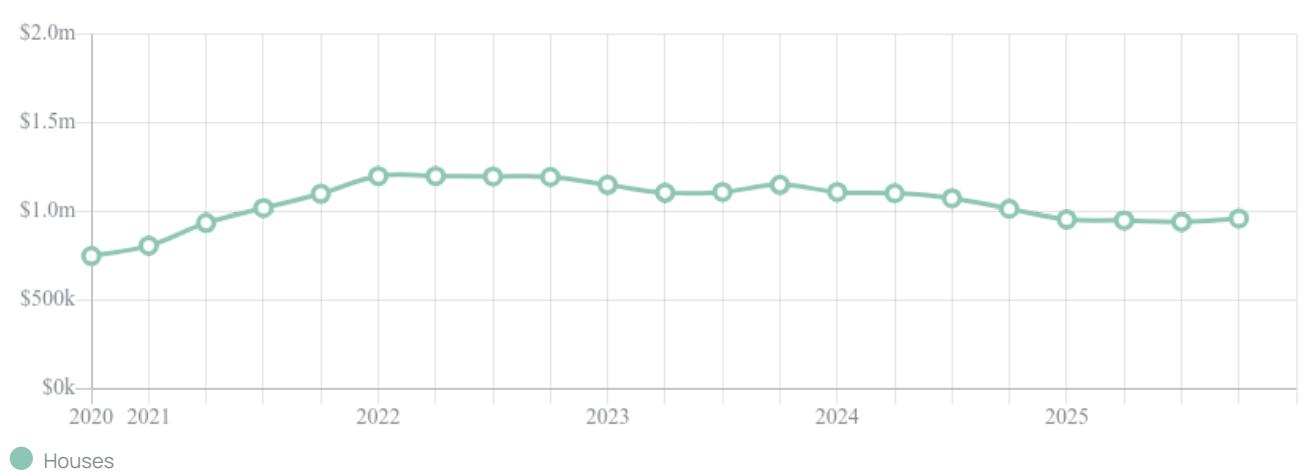
Median

**\$960k**

Quarterly price change

**1.99% **

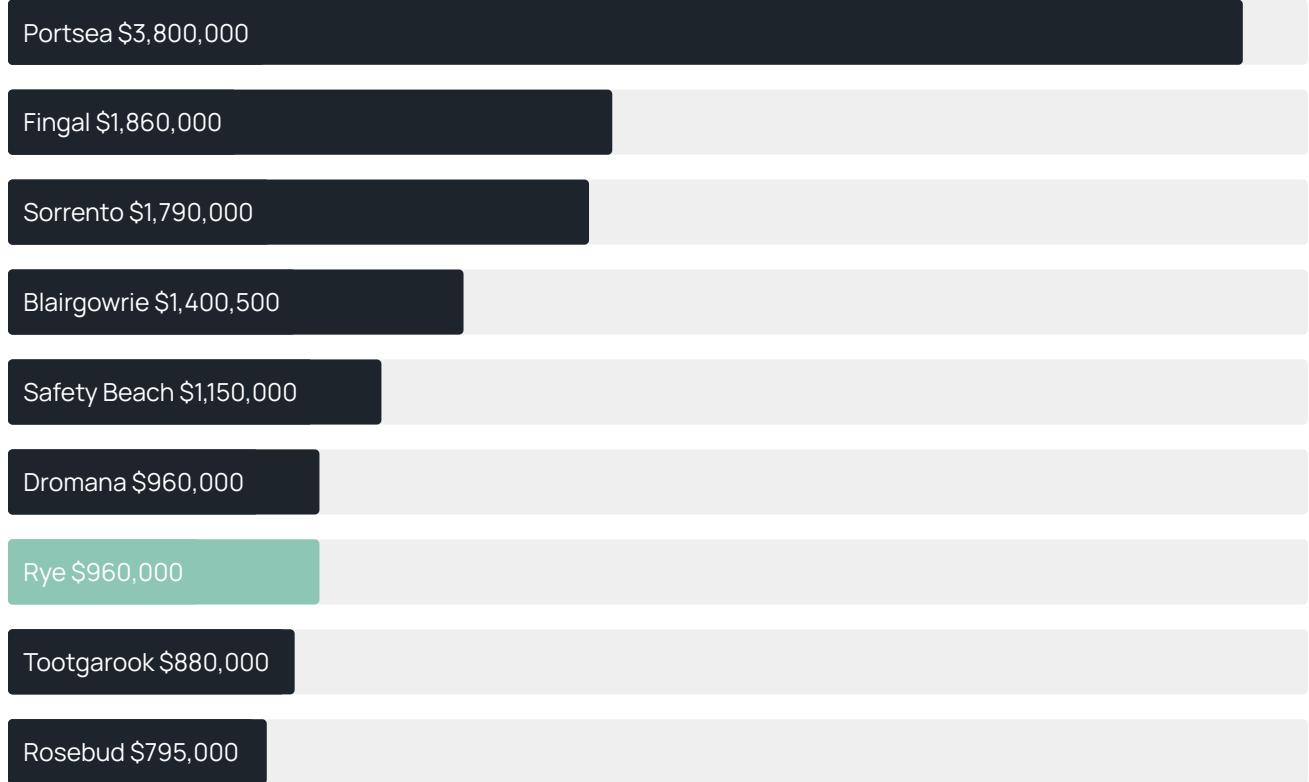
### Quarterly price change<sup>1</sup>



# Surrounding Suburbs

## RYE SUBURB REPORT

### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



# Sales Snapshot

RYE SUBURB REPORT

Sale method<sup>2</sup>



● Auction 8%  
● Private 92%

Auction clearance rate<sup>3</sup>

85.71%

Median days on market<sup>3</sup>

33 days

Jellis Craig average inspection attendance per listing<sup>4</sup>

33 groups

Average hold period<sup>1</sup>

6.2 years

# Insights

Dwelling type<sup>5</sup>



● Houses 95% ● Units 5%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

9,438

Median asking rent<sup>1</sup>

\$600 per week

Population growth<sup>5</sup>

12.14%

Rental yield<sup>1</sup>

2.89%

Median age<sup>5</sup>

51 years

Median household size<sup>5</sup>

2.2 people

## 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](http://jelliscraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 24 Marshall St Rye	4	House	\$2,375,000	31 Jan 2026
 14 Leawarra St Rye	2	House	\$785,000	31 Jan 2026
 2 Robin Pde Rye	5	House	\$1,070,000	31 Jan 2026
 6 Lyons St Rye	3	House	\$1,291,000	31 Jan 2026
 18 Flinders St RYE	4	House	\$1,270,000	30 Jan 2026
 9 Eva St Rye	4	House	\$950,000	24 Jan 2026
 21 Valentine St Rye	2	House	\$611,000	24 Jan 2026
 19 Weir St Rye	4	House	\$1,300,000	15 Jan 2026
 4 Geraldine St Rye	3	House	\$1,150,000	14 Jan 2026
 15 Carramar St Rye	4	House	\$1,100,000	14 Jan 2026

# Sold Properties

## RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 30 Fern Gr Rye	4	House	\$1,500,000	14 Jan 2026
 14 Meadow Av Rye	3	House	\$725,000	12 Jan 2026
 19 Belinda St Rye	3	House	\$922,500	12 Jan 2026
 51 Toagara St Rye	3	House	\$760,000	12 Jan 2026
 12 Gawalla St Rye	3	House	\$745,000	08 Jan 2026
 24 Tuerong St Rye	3	House	\$855,000	05 Jan 2026
 22 Yaringa Ct Rye	4	House	\$875,000	02 Jan 2026
 62 Wondaree St Rye	3	House	\$910,000	22 Dec 2025
 39 McDonald Rd Rye	3	House	\$720,000	20 Dec 2025
 8 Grandview Av Rye	3	House	\$910,000	19 Dec 2025

# Sold Properties

## RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 32 Government Rd Rye	4	House	\$1,188,000	19 Dec 2025
 20 Shirlow Av Rye	5	House	\$1,975,000	18 Dec 2025
 3/11 Grace St Rye	3	House	\$1,005,500	18 Dec 2025
 6 Brewster Rd Rye	4	House	\$1,100,000	17 Dec 2025
 67 Preston St Rye	4	House	\$785,000	17 Dec 2025
 93 Francis St Rye	3	House	\$800,000	17 Dec 2025
 81 Observation Dr Rye	2	House	\$655,000	17 Dec 2025
 16 Thomson Tce Rye	3	House	\$720,000	16 Dec 2025
 13 Anelida St Rye	3	House	\$850,000	15 Dec 2025
 19 Kent Rd Rye	2	House	\$965,000	13 Dec 2025



**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 01/02/2026

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

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.