



Rye

# Suburb Report



Your connection to property insights



JellisCraig

RYE SUBURB REPORT

Median house price<sup>1</sup>

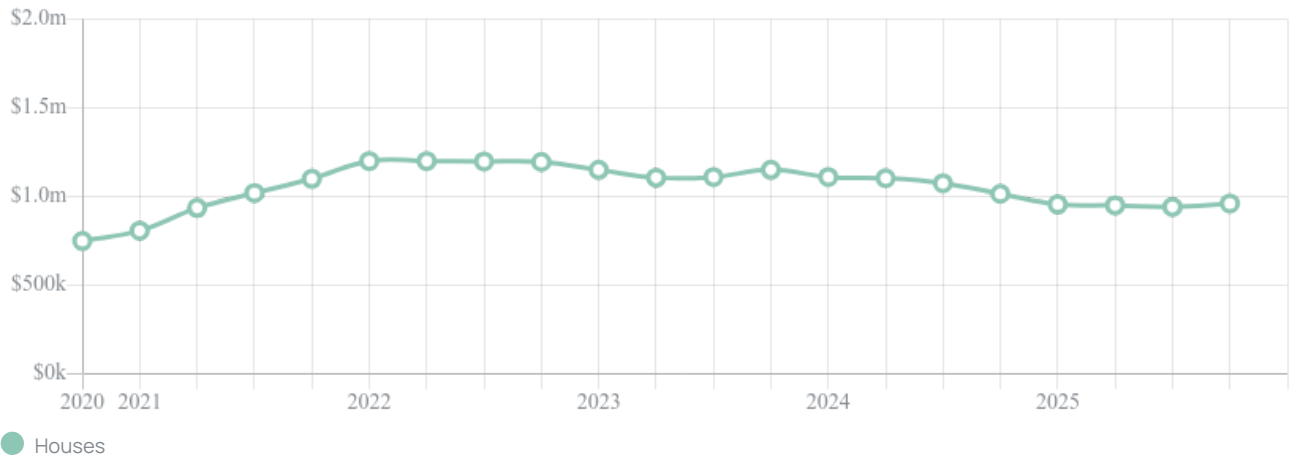
Median

\$960k

Quarterly price change

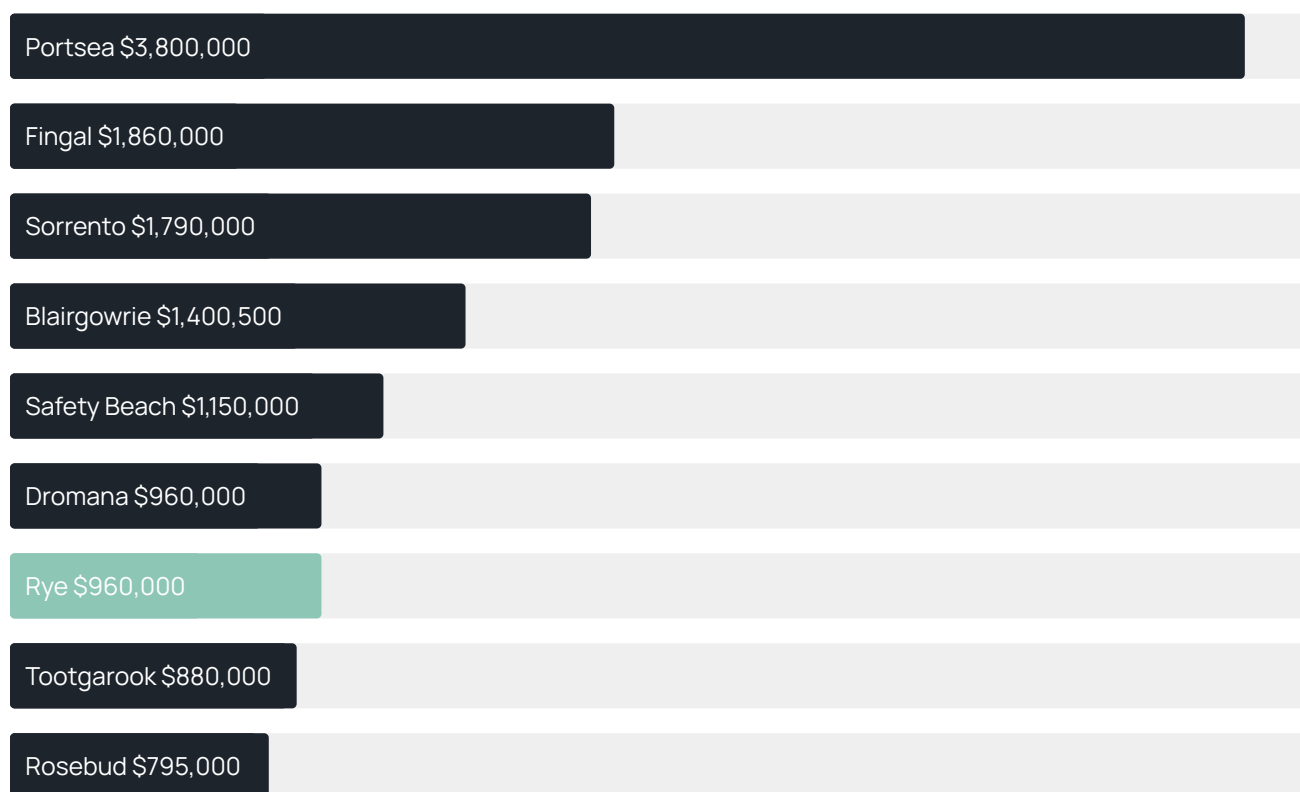
1.99% ↑

Quarterly price change<sup>1</sup>



## RYE SUBURB REPORT

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



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



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

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











## 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](https://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

## 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



## 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**  
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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.

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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

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