



Rye

Suburb Report



Your connection to property insights



JellisCraig

RYE SUBURB REPORT

Median house price¹

Median

\$965k

Quarterly price change

0.52% ↑

Median unit price¹

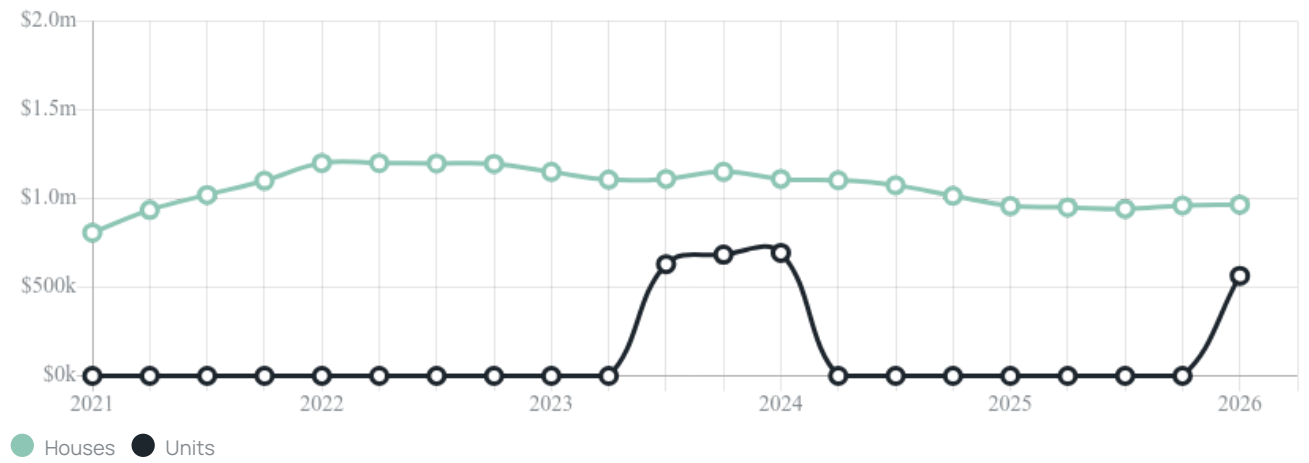
Median

\$564k

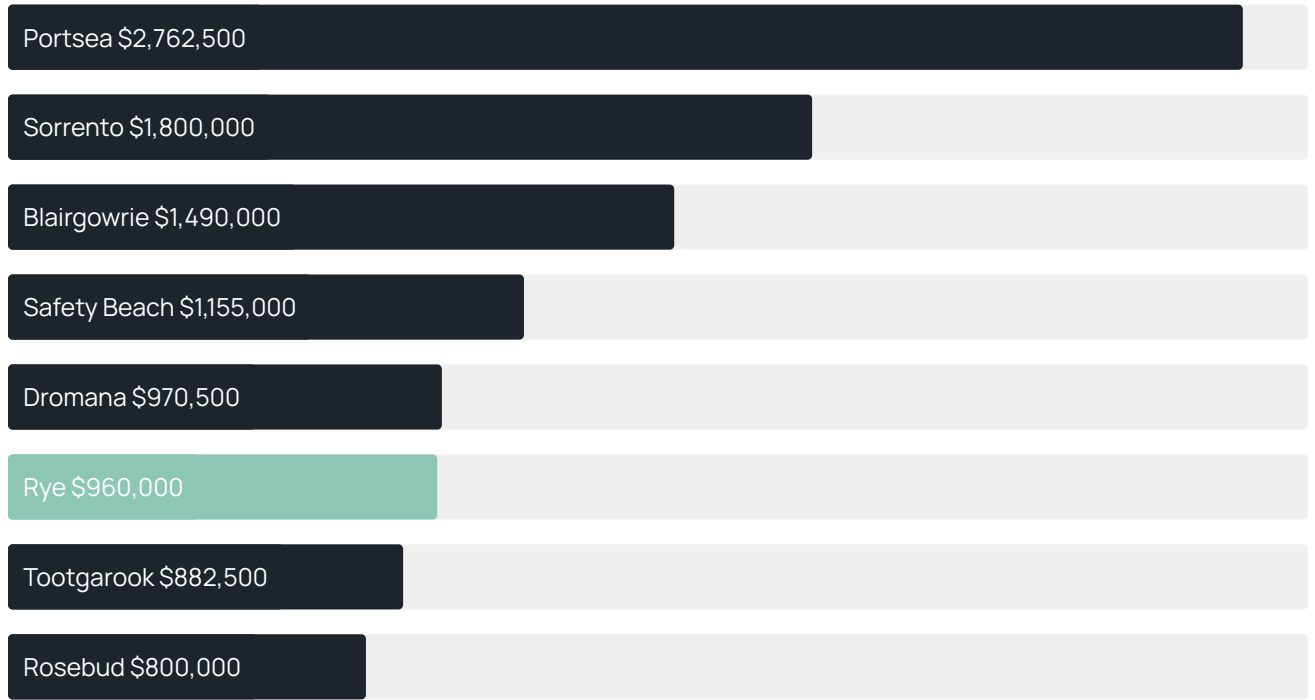
Quarterly price change

0.00% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 5%
● Private 95%

Auction clearance rate³

66.67%

Median days on market³

59 days

Jellis Craig average inspection attendance per listing⁴

59 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

\$610 per week

Population growth⁵

12.14%

Rental yield¹

2.89%

Median age⁵

51 years











Median household size⁵

2.2 people








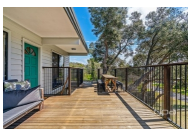


RYE SUBURB REPORT

Recent Rye sales








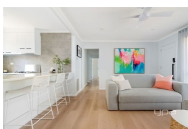


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisCraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 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
 28 Locksley Rd Rye	4	House	\$1,450,000	24 Jun 2026
 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

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 12 Observation Dr Rye	3	House	\$630,000	01 Jun 2026
 33 Walbrook Rd Rye	3	House	\$950,000	30 May 2026
 23 Niblick St Rye	5	House	\$1,250,000	28 May 2026
 7 Nalong St Rye	6	House	\$850,000	26 May 2026
 89 Weeroona St Rye	4	House	\$772,000	26 May 2026
 39 Beauna Vista Dr Rye	4	House	\$855,000	21 May 2026

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Address	Bedrooms	Type	Price	Sold
 66 Dunham St RYE	3	House	\$1,150,000	20 May 2026
 13 Forbes St RYE	2	House	\$710,000	19 May 2026
 4/26 Daly Av Rye	2	House	\$537,500	18 May 2026
 88 Creedmore Dr Rye	2	House	\$680,000	14 May 2026
 10 Gordon St Rye	4	House	\$870,000	11 May 2026
 24 Jillian Dr Rye	3	House	\$1,145,000	05 May 2026
 101 Observation Dr RYE	5	House	\$1,295,000	03 May 2026
 123 Weeroona St Rye	3	House	\$707,000	01 May 2026
 12 Toagara St Rye	3	House	\$860,000	01 May 2026
 7/25 Ozone St Rye	3	Unit	\$855,000	01 May 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 01/07/2026

- 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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