



Rye

# Suburb Report



Your connection to property insights



**JellisCraig**

RYE SUBURB REPORT

Median house price<sup>1</sup>

Median

\$965k

Quarterly price change

0.52% ↑

Median unit price<sup>1</sup>

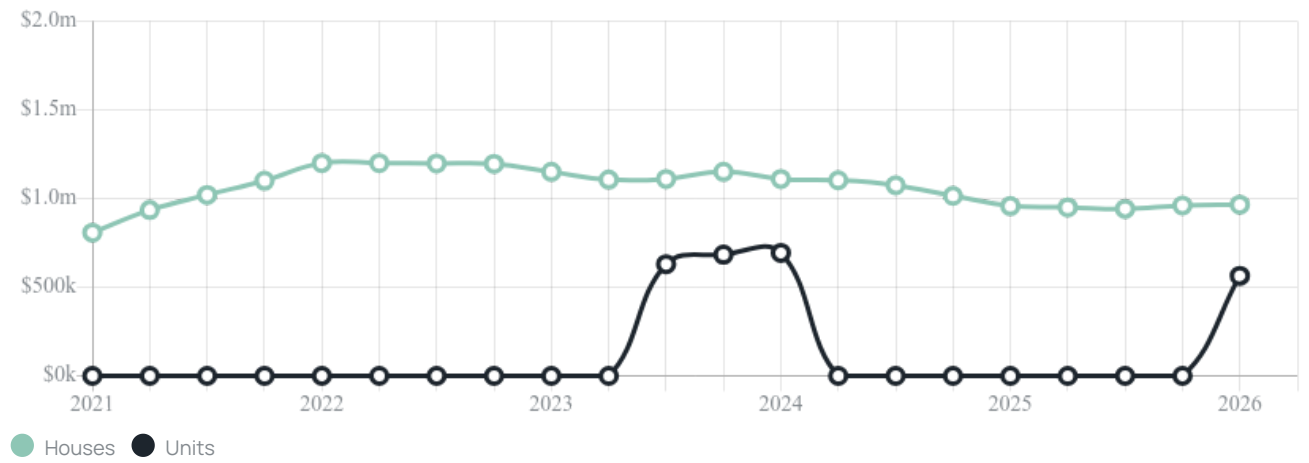
Median

\$564k

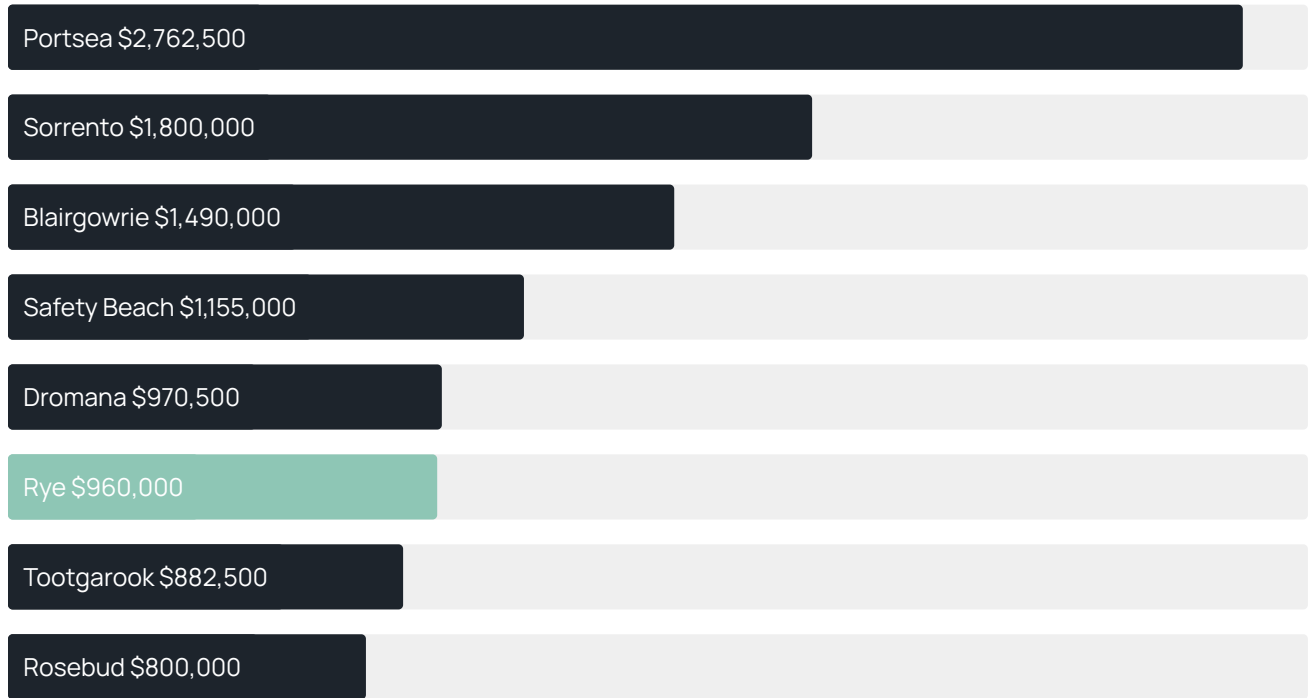
Quarterly price change

0.00% ↓

Quarterly price change<sup>1</sup>



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



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



Sale method<sup>2</sup>



● Auction 1%  
● Private 99%

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

50 days

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

50 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>

\$610 per week

Population growth<sup>5</sup>

12.14%

Rental yield<sup>1</sup>

2.89%

Median age<sup>5</sup>










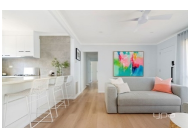
51 years

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
 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
 13 Forbes St RYE	2	House	\$710,000	19 May 2026
 88 Creedmore Dr Rye	2	House	\$680,000	14 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
 12 Toagara St Rye	3	House	\$860,000	01 May 2026
 123 Weeroona St Rye	3	House	\$707,000	01 May 2026

## RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 7/25 Ozone St Rye	3	Unit	\$855,000	01 May 2026
 24 Tuerong St Rye	3	House	\$780,000	30 Apr 2026
 4/35 Ozone St Rye	2	Unit	\$535,000	29 Apr 2026
 1 Como Av Rye	3	House	\$1,403,000	29 Apr 2026
 23 Timmins Cr Rye	2	House	\$700,000	27 Apr 2026
 3 Milton Rd Rye	3	House	\$900,000	27 Apr 2026
 3 Edward St Rye	3	House	\$870,000	23 Apr 2026
 27 Pardoner Rd Rye	3	House	\$741,000	22 Apr 2026
 44 Observation Dr RYE	5	House	\$1,287,500	21 Apr 2026
 40 Mcdonald Rd Rye	3	House	\$800,000	21 Apr 2026

## RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 13 Cain Rd Rye	4	House	\$859,000	20 Apr 2026
 123 Dundas St Rye	3	House	\$850,000	20 Apr 2026
 31 Wondaree St Rye	4	House	\$800,000	20 Apr 2026
 71 Becket St Rye	3	House	\$755,000	16 Apr 2026
 2/34 Weir St Rye	2	Unit	\$625,000	13 Apr 2026
 49 Observation Dr Rye	3	House	\$785,000	13 Apr 2026
 83 Creedmore Dr Rye	3	House	\$600,000	11 Apr 2026
 28 Gawalla St Rye	3	House	\$645,000	10 Apr 2026
 71 Michael St RYE	4	House	\$1,075,000	07 Apr 2026
 129 Weeroona St Rye	3	House	\$740,000	06 Apr 2026



**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 01/06/2026

- 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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