



Rye

Suburb Report



Your connection to property insights



JellisCraig

RYE SUBURB REPORT

Median house price¹

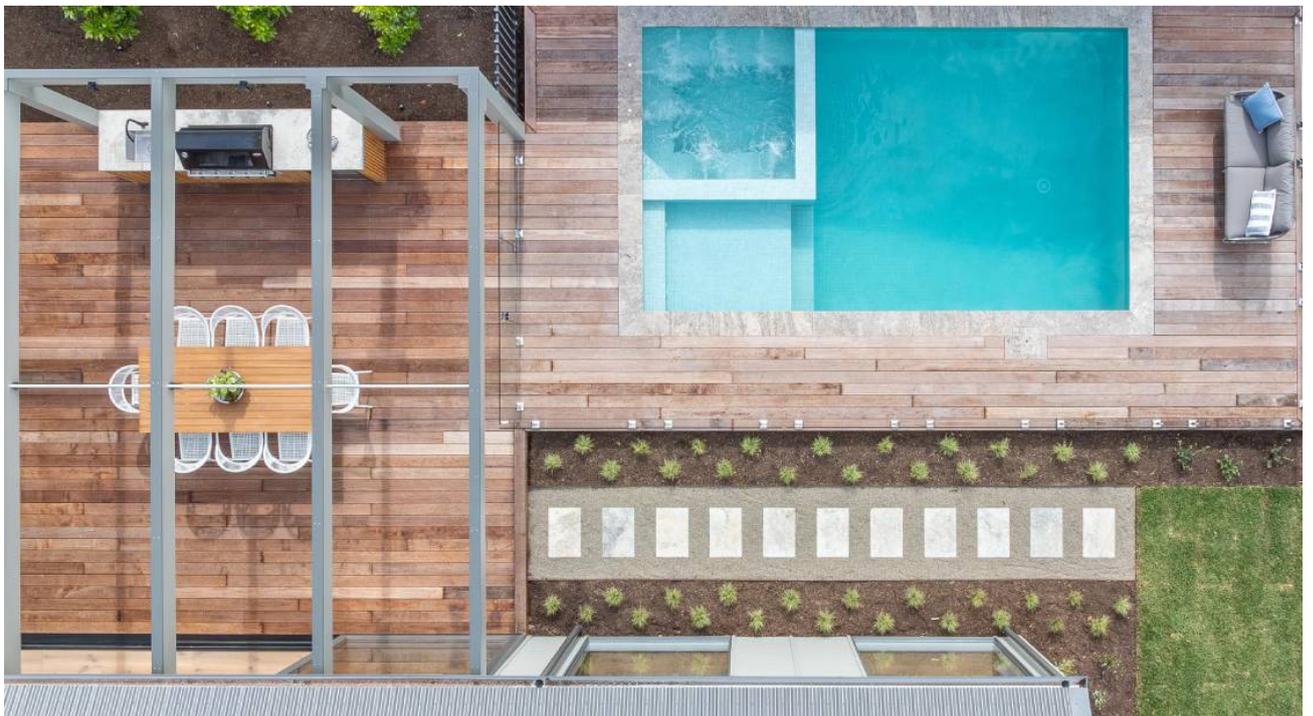
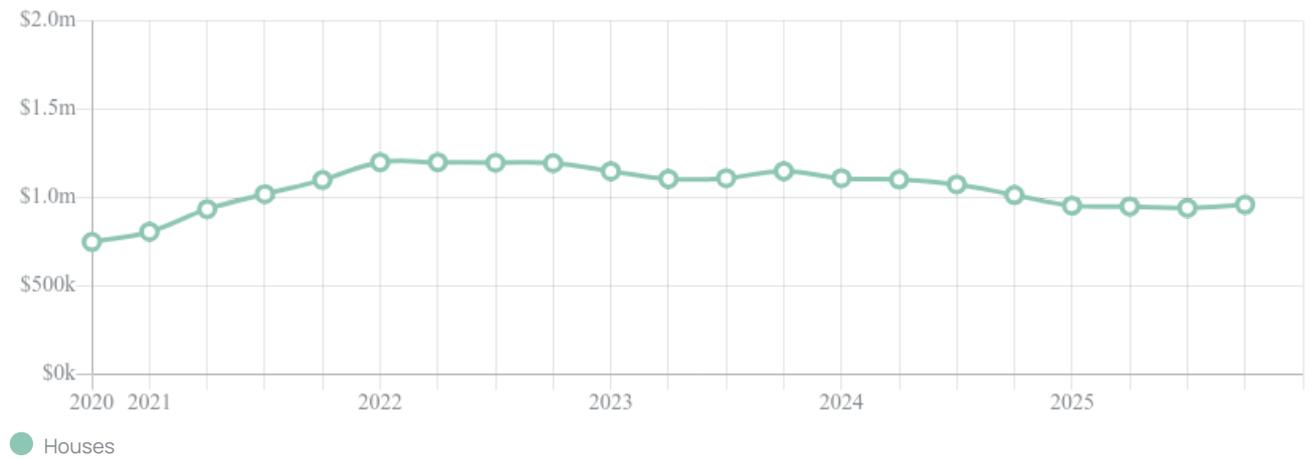
Median

\$960k

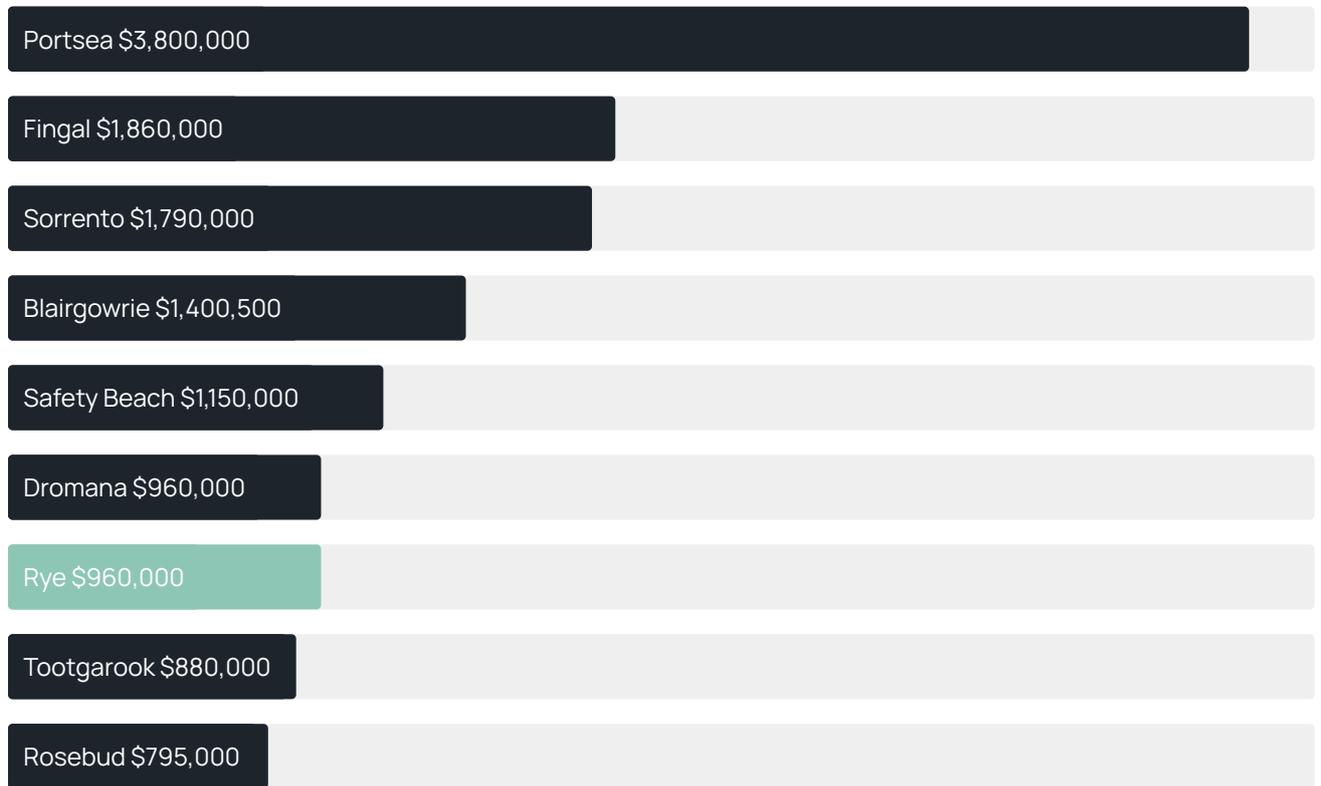
Quarterly price change

1.99% ↑

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



- Auction 9%
- Private 91%

Auction clearance rate³

85.71%

Median days on market³

49 days

Jellis Craig average inspection attendance per listing⁴

49 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

\$600 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 jellisraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 12 Johnson Av Rye	3	House	\$1,160,000	24 Feb 2026
 99 Francis St RYE	3	House	\$875,000	21 Feb 2026
 37 Doe St Rye	3	House	\$616,000	21 Feb 2026
 3 Milton Rd Rye	3	House	\$940,000	19 Feb 2026
 24 Rosyth Rd Rye	5	House	\$1,380,000	19 Feb 2026
 10 Fairway Dr Rye	3	House	\$1,100,000	17 Feb 2026
 39 Kanburra St Rye	3	House	\$655,000	16 Feb 2026
 18 Adele Ct Rye	4	House	\$1,325,000	09 Feb 2026
 4 Leah Cl Rye	5	House	\$1,975,000	09 Feb 2026
 3/12 Flinders St Rye	3	Unit	\$783,000	05 Feb 2026

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Address	Bedrooms	Type	Price	Sold
 13 Mannana St Rye	3	House	\$764,000	03 Feb 2026
 6 Byahamee St Rye	3	House	\$915,000	02 Feb 2026
 10 Iolanda St Rye	5	House	\$1,405,000	02 Feb 2026
 24 Marshall St Rye	4	House	\$2,375,000	31 Jan 2026
 14 Leawarra St Rye	2	House	\$785,000	31 Jan 2026
 6 Lyons St Rye	3	House	\$1,291,000	31 Jan 2026
 2 Robin Pde Rye	5	House	\$1,070,000	31 Jan 2026
 18 Flinders St RYE	4	House	\$1,270,000	30 Jan 2026
 28 Magnolia Ct Rye	3	House	\$1,075,000	30 Jan 2026
 5 Spring St Rye	3	House	\$900,000	28 Jan 2026

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Address	Bedrooms	Type	Price	Sold
 9 Eva St Rye	4	House	\$950,000	24 Jan 2026
 21 Valentine St Rye	2	House	\$611,000	24 Jan 2026
 7 Stratford Rd Rye	4	House	\$1,550,000	16 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
 30 Fern Gr Rye	4	House	\$1,500,000	14 Jan 2026
 15 Carramar St Rye	4	House	\$1,100,000	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



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 01/03/2026

- 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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