



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

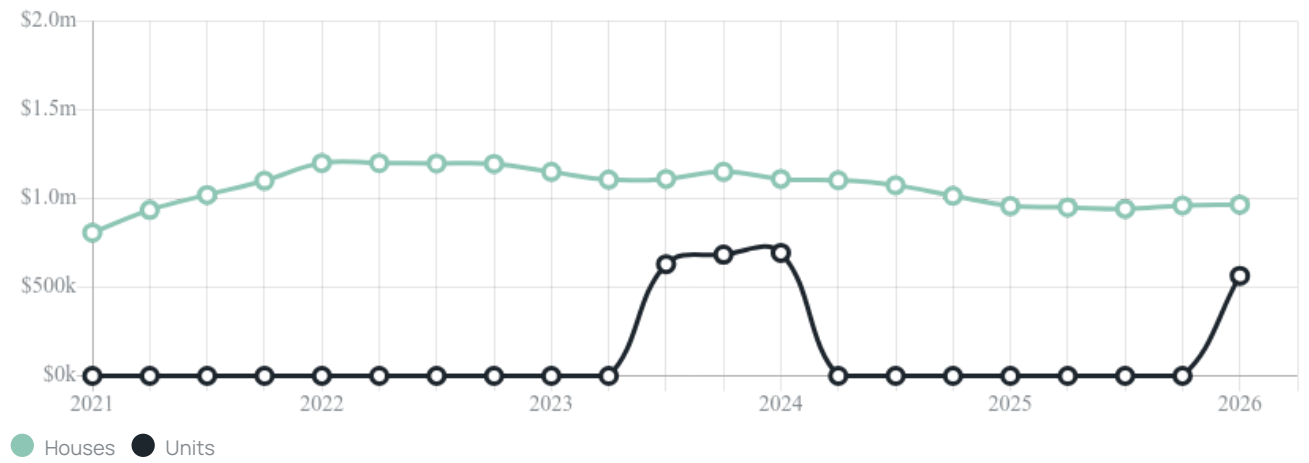
Median

\$564k

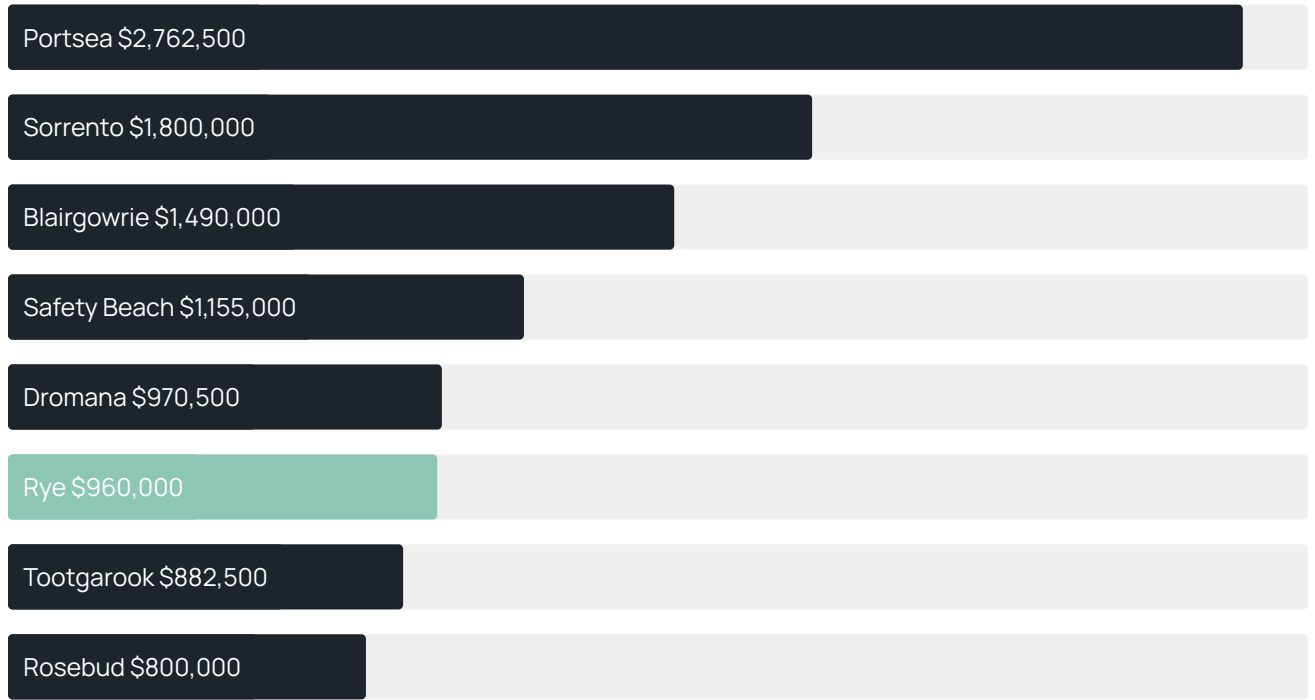
Quarterly price change

0.00% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 4%
● Private 96%

Auction clearance rate³

100%

Median days on market³

54 days

Jellis Craig average inspection attendance per listing⁴

54 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
 24 Tuerong St Rye	3	House	\$780,000	30 Apr 2026
 4/35 Ozone St Rye	2	Unit	\$535,000	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
 13 Cain Rd Rye	4	House	\$859,000	20 Apr 2026
 123 Dundas St Rye	3	House	\$850,000	20 Apr 2026
 49 Observation Dr Rye	3	House	\$785,000	13 Apr 2026

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 2/34 Weir St Rye	2	Unit	\$625,000	13 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
 30 Gray St Rye	3	House	\$910,000	02 Apr 2026
 17 Richardson St RYE	3	House	\$945,000	02 Apr 2026
 28 Anthony Ct Rye	4	House	\$1,100,000	01 Apr 2026
 49 Grange Rd Rye	3	House	\$1,270,000	27 Mar 2026
 48 Toagara St Rye	3	House	\$890,000	26 Mar 2026
 4 Iolanda St Rye	3	House	\$800,000	26 Mar 2026

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Address	Bedrooms	Type	Price	Sold
 18 Lloyd St Rye	3	House	\$765,000	25 Mar 2026
 42 Highbury Rd RYE	3	House	\$875,000	25 Mar 2026
 26 Becket St Rye	3	House	\$875,000	25 Mar 2026
 29 Eugenia St Rye	4	House	\$1,130,000	23 Mar 2026
 6 Inala St Rye	3	House	\$765,000	20 Mar 2026
 20 Yaringa Ct Rye	4	House	\$1,770,000	20 Mar 2026
 1 Eva St Rye	3	House	\$450,000	19 Mar 2026
 8 Betty St Rye	4	House	\$255,000	19 Mar 2026
 44 St Andrews Dr Rye	4	House	\$1,025,000	17 Mar 2026
 6 Highbury Rd Rye	3	House	\$920,000	16 Mar 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 01/05/2026

- 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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