Rye

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$923k

Monthly median price change[2]

-1.34% ↓

Median unit price

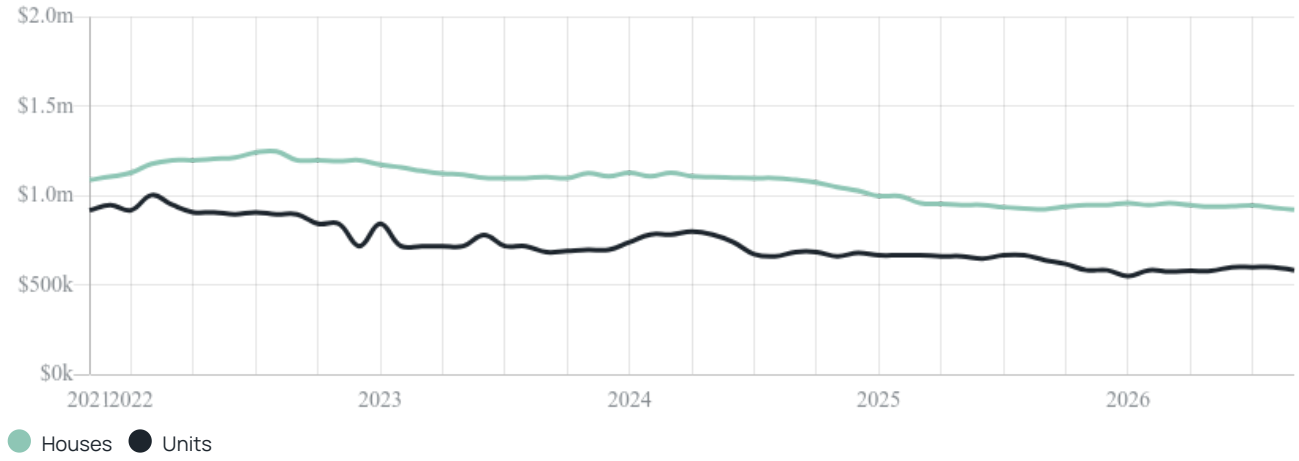
Median[1]

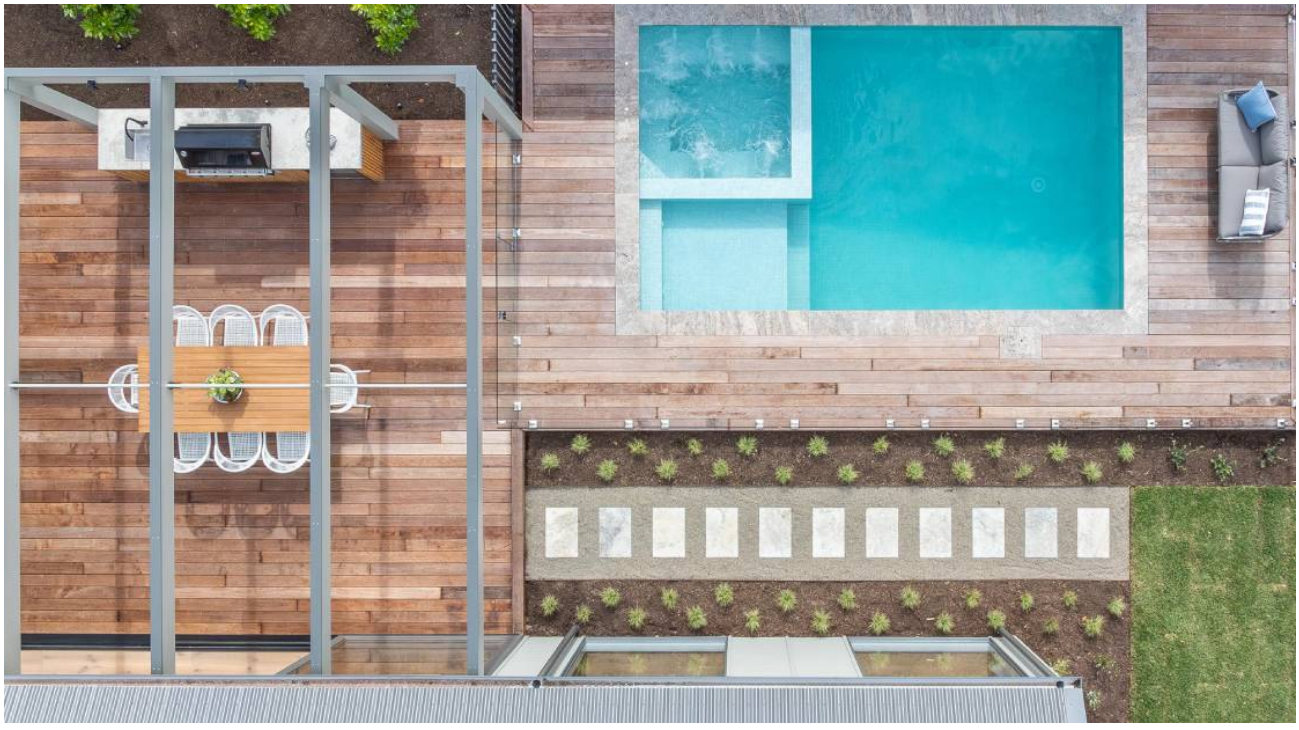
$585k

Monthly median price change[2]

-2.90% ↓

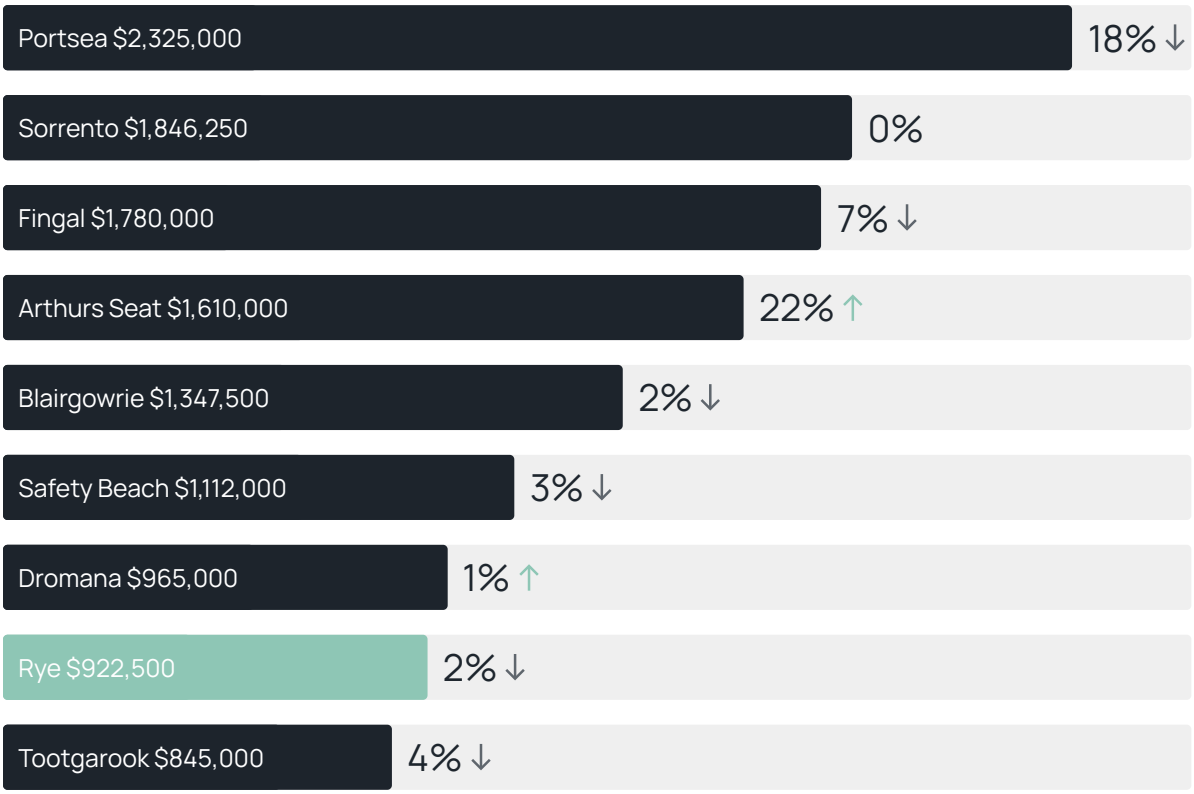
Rye monthly median property prices[3]



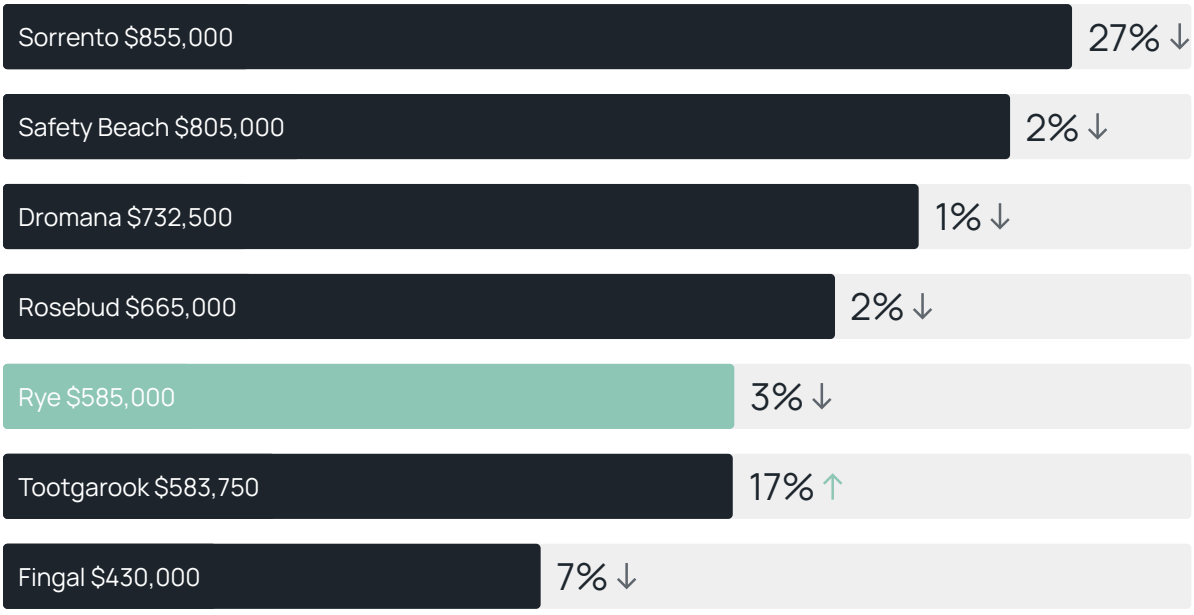


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

34%

Median days on market[5]

House	Unit
52 days	38 days

Jellis Craig average inspection attendance per listing[6]

16 groups

Average hold period[1]

House	Unit
14.6 years	13.5 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

9,438

Population growth[7]

12.14%

Median age[7]

51 years

Median household size[7]

2.2 people

Median asking rent per week[1]

House	Unit
$645	$510

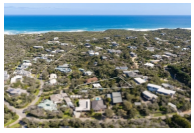
Rental yield[8]

House	Unit
3.75%	4.24%

Sold Properties

Recent Rye sales[5]

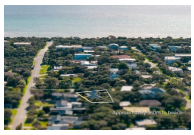
Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	4 Warwick Court Rye	3	House	$860,000	30 Oct 2026
	35 Milton Road Rye	3	House	$917,000	30 Oct 2026
	22 Yaringa Court Rye	4	House	$780,000	29 Oct 2026
	38 Johnson Avenue Rye	5	House	$1,740,000	29 Oct 2026
	16 Marcia Avenue Rye	4	House	$1,290,000	28 Oct 2026
	36 Kanburra Street Rye	3	House	$670,000	27 Oct 2026
	124 Brights Drive Rye	2	House	Undisclosed	26 Oct 2026
	4B Iolanda Street Rye	3	House	$688,000	26 Oct 2026
	11 Observation Drive Rye	0	Residential_land	$395,000	26 Oct 2026
	15 Grandview Avenue Rye	4	House	$1,275,000	22 Oct 2026

RYE SUBURB REPORT

	Address	Bedrooms	Type	Price	Sold
	29 Edgar Street Rye	3	House	$1,057,000	20 Oct 2026
	2 Jacqlyn Avenue Rye	3	House	$735,000	20 Oct 2026
	44 Lyons Street Rye	3	House	$735,000	16 Oct 2026
	8/20 Sullivan Street Rye	2	Unit	$500,000	16 Oct 2026
	16 Balook Street Rye	3	House	$790,000	12 Oct 2026
	7 Stewart Street Rye	3	House	$755,000	02 Oct 2026
	28 Thomson Terrace Rye	3	House	$700,000	01 Oct 2026
	30 Daly Avenue Rye	4	House	$1,190,000	01 Oct 2026
	72 Observation Drive Rye	5	House	$1,300,000	29 Sep 2026
	72 Wondaree Street Rye	3	House	$820,000	29 Sep 2026

RYE SUBURB REPORT

	Address	Bedrooms	Type	Price	Sold
	416 Tasman Drive Rye	3	House	$800,000	22 Sep 2026
	6 Orcades Avenue Rye	3	House	$820,000	21 Sep 2026
	63 Francis Street Rye	3	House	Undisclosed	20 Sep 2026
	79 Marcia Avenue Rye	4	House	Undisclosed	18 Sep 2026
	14 Mannana Street Rye	3	House	$1,005,000	16 Sep 2026
	7 Younger Avenue Rye	4	House	$1,000,000	16 Sep 2026
	38 Valentine Street Rye	4	House	$626,000	13 Sep 2026
	77 Lyons Street Rye	3	House	$660,000	10 Sep 2026
	18 Carlton Court Rye	3	House	$800,000	08 Sep 2026
	60 Wondaree Street Rye	3	House	$910,000	07 Sep 2026

Jellis Craig Rye
2273 Point Nepean Road, Rye
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.

Data is current as of PDF generation date 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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