



Rye

Suburb Report



Your connection to property insights



JellisCraig

RYE SUBURB REPORT

Median house price¹

Median

\$930k

Quarterly price change

-2.11% ↓

Median unit price¹

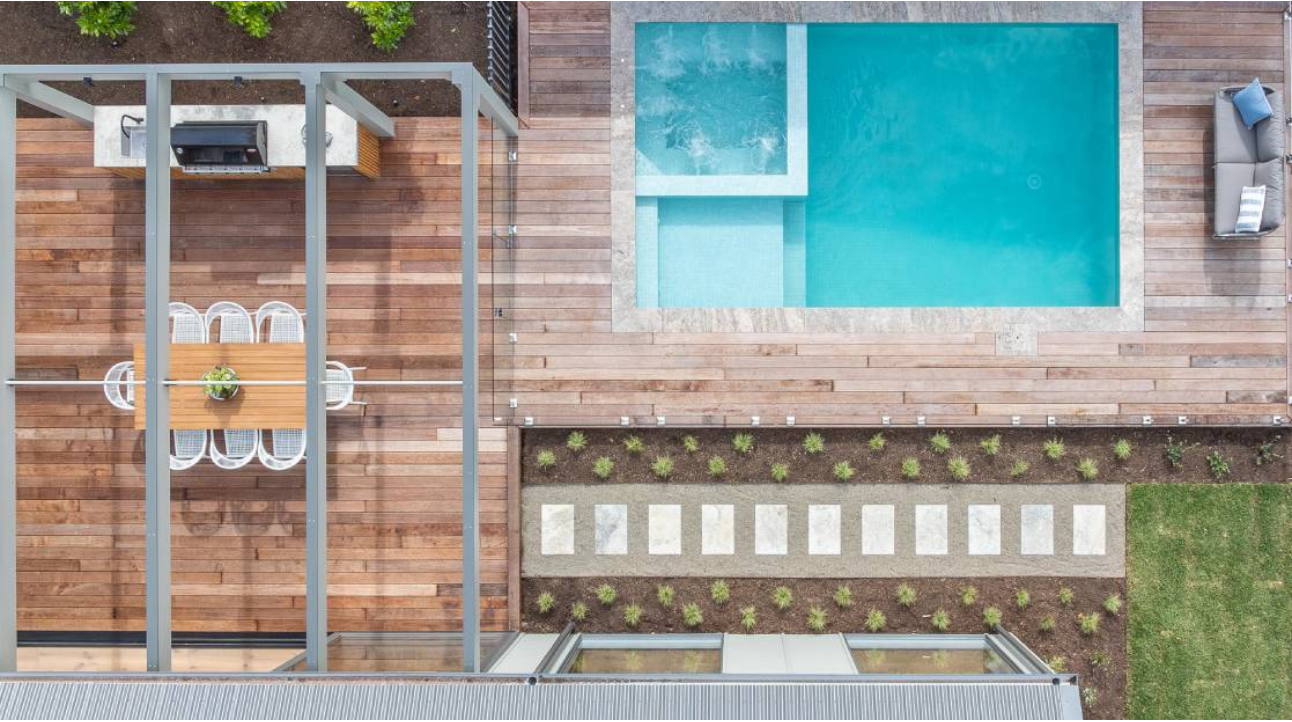
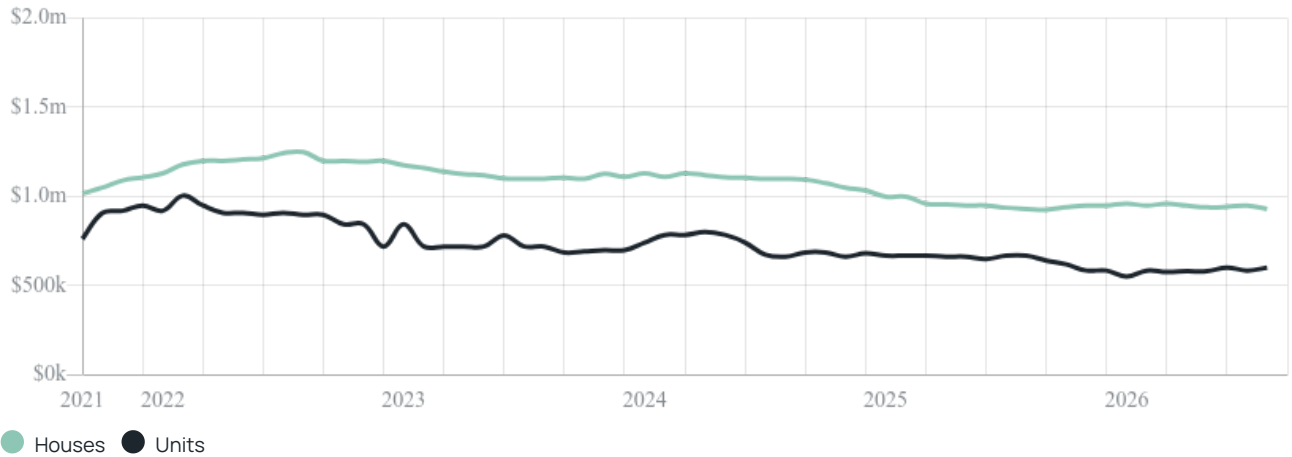
Median

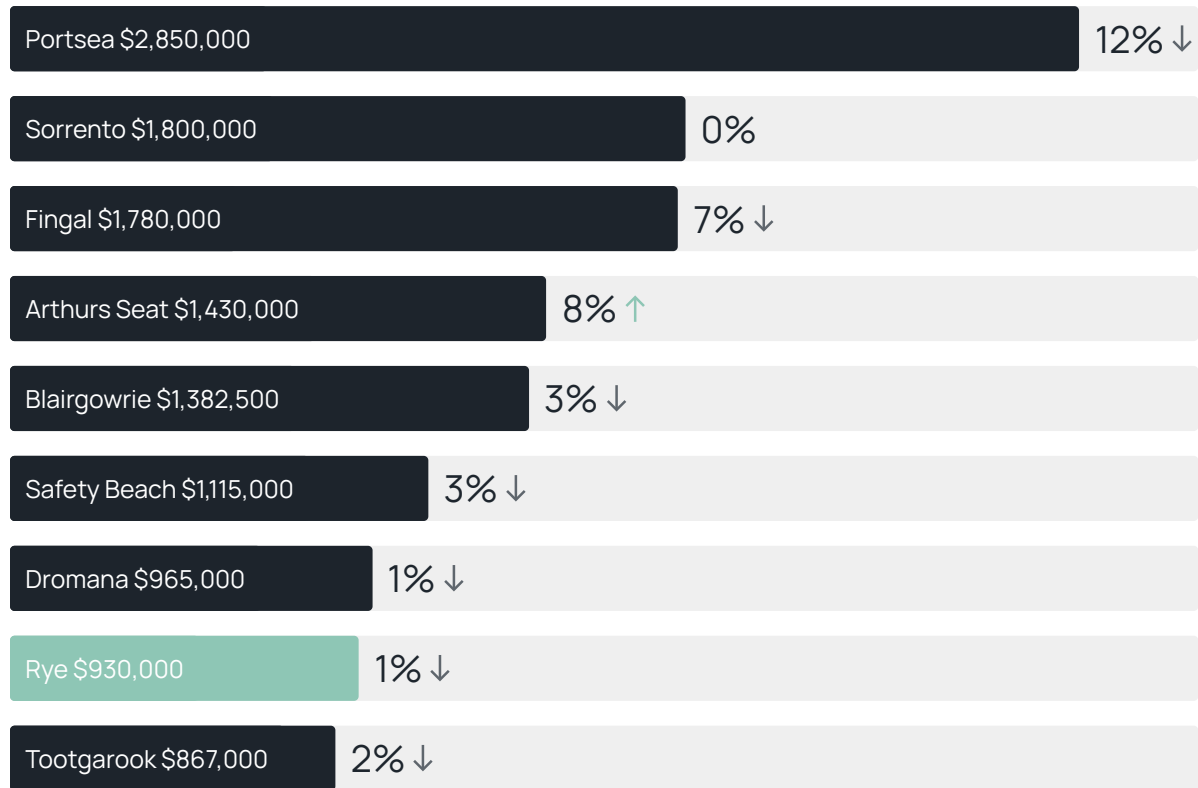
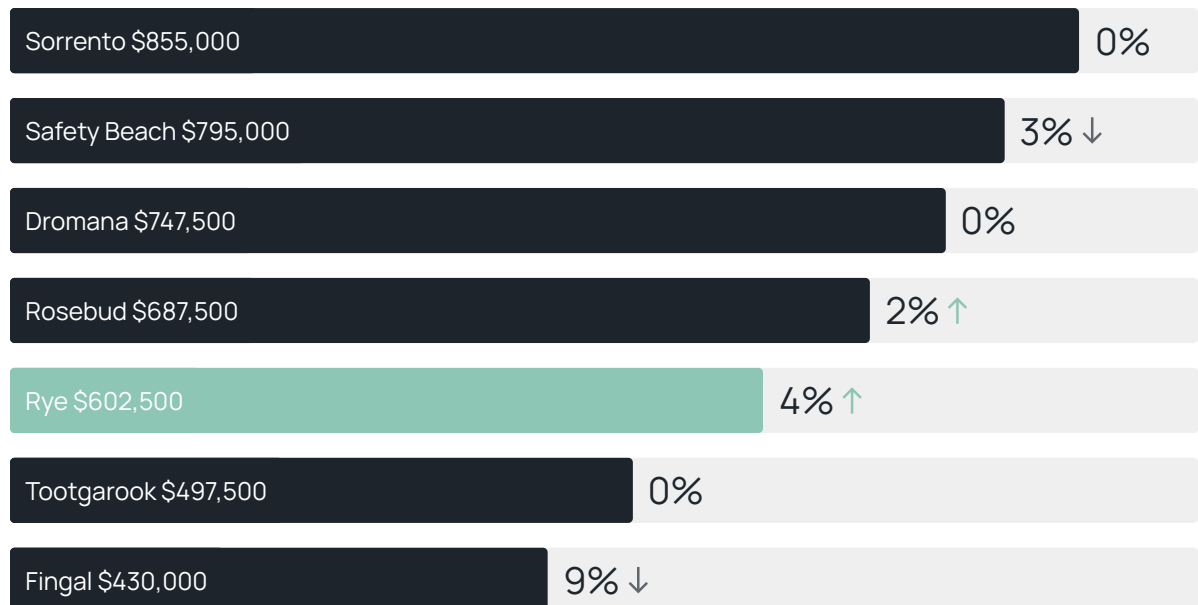
\$603k

Quarterly price change

2.99% ↑

Rye quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 5%
● Private 95%

Auction clearance rate³

50%

Median days on market³

House

Unit

49 days

35 days

Jellis Craig average inspection attendance per listing⁴

15 groups

Average hold period¹

House

Unit

14.8 years

15.3 years

Dwelling type⁵

● Houses 100% ● Units 0%

Ownership⁵

● Owned outright 47% ● Mortgaged 31% ● Rented 22%

Population⁵

9,438

Median asking rent per week¹

Unit

\$645

\$515

Population growth⁵

12.14%

Rental yield¹

House

Unit

3.79%

4.27%

Median age⁵

51 years

Median household size⁵

2.2 people

Recent Rye sales²

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
 72 Wondaree Street Rye	3	House	\$820,000	29 Sep 2026
 416 Tasman Drive Rye	3	House	\$800,000	22 Sep 2026
 6 Orcades Avenue Rye	3	House	\$820,000	21 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

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 62 Weeroona Street Rye	3	House	\$825,000	07 Sep 2026
 112 Weeroona Street Rye	3	House	\$730,000	04 Sep 2026
 13 Johns Drive Rye	4	House	Undisclosed	01 Sep 2026
 8 Dorothy Street Rye	3	House	\$990,000	27 Aug 2026
 47 Marcia Avenue Rye	3	House	Undisclosed	27 Aug 2026
 47 Hogan Drive Rye	3	House	\$631,500	26 Aug 2026
 58 Anelida Street Rye	3	House	\$760,000	24 Aug 2026
 2 Eugenia Street Rye	5	House	Undisclosed	21 Aug 2026
 38 Fern Grove Rye	5	House	Undisclosed	21 Aug 2026
 34 Sarazen Street Rye	3	House	Undisclosed	21 Aug 2026

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 28 Owarra Street Rye	4	House	\$1,071,000	21 Aug 2026
 18 Wondaree Street Rye	3	House	\$920,000	21 Aug 2026
 2/40-42 Weeroona Street Rye	2	Unit	\$630,000	21 Aug 2026
 27 Gordon Street Rye	3	House	\$845,000	20 Aug 2026
 41 Bimbiang Crescent Rye	4	House	\$2,315,000	19 Aug 2026
 70 Marshall Street Rye	4	House	\$1,250,000	18 Aug 2026
 106 Grandview Avenue Rye	3	House	\$850,000	10 Aug 2026
 8/27-41 Glenvue Road Rye	3	Unit	Undisclosed	10 Aug 2026
 43 Bruce Street Rye	2	House	\$800,000	07 Aug 2026
 8 Eugenia Street Rye	3	House	\$825,000	05 Aug 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 01/10/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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