



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

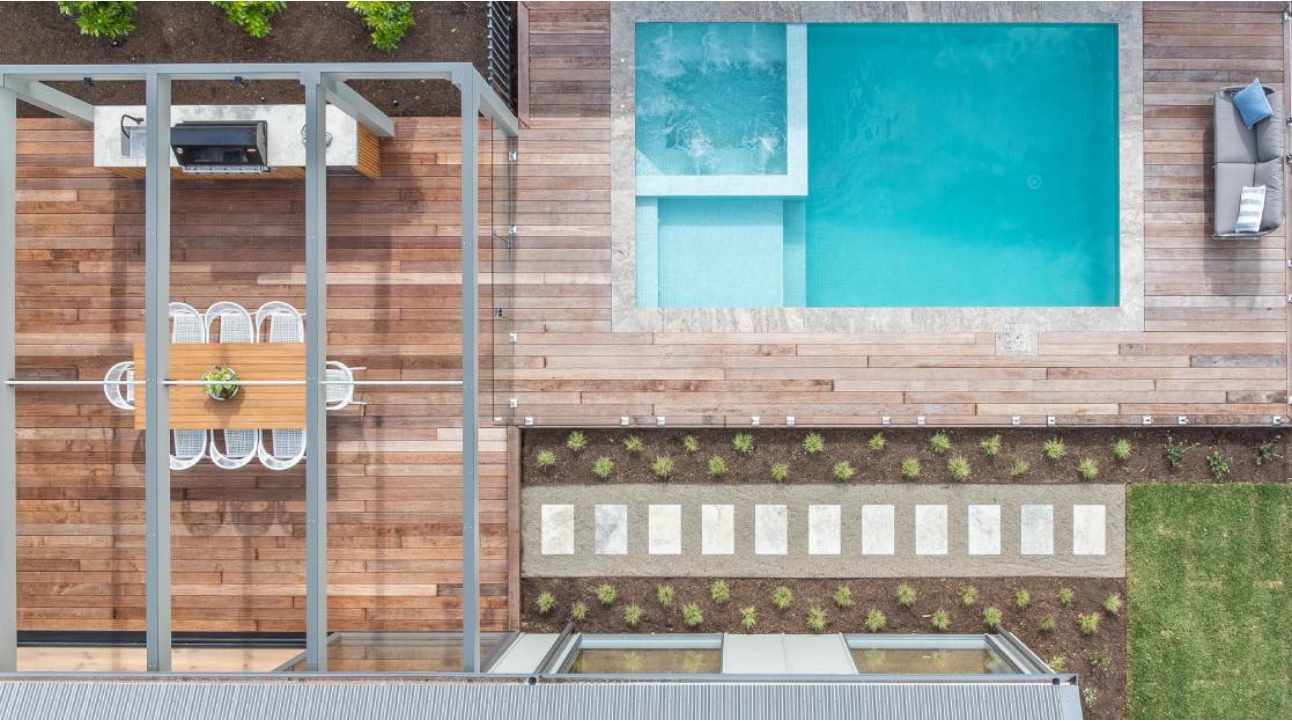
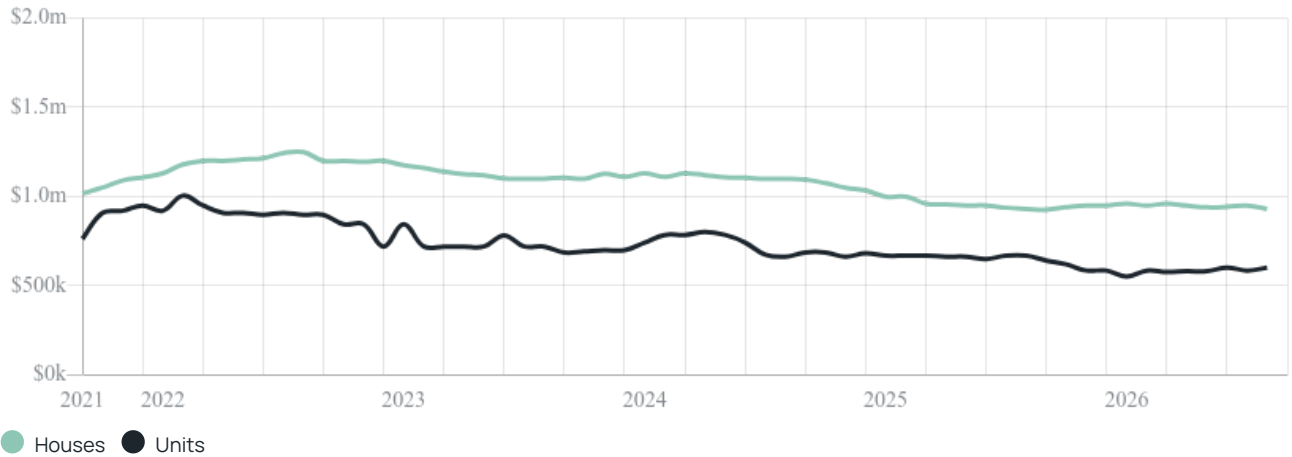
Median

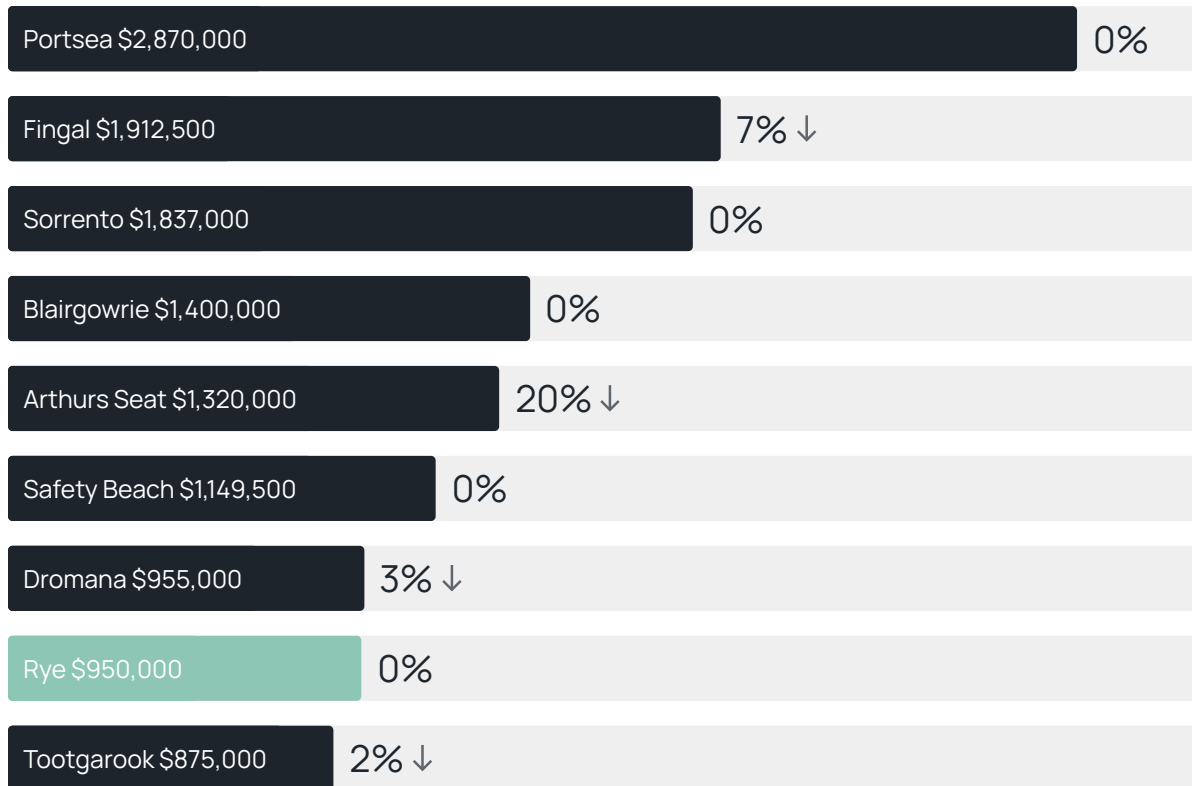
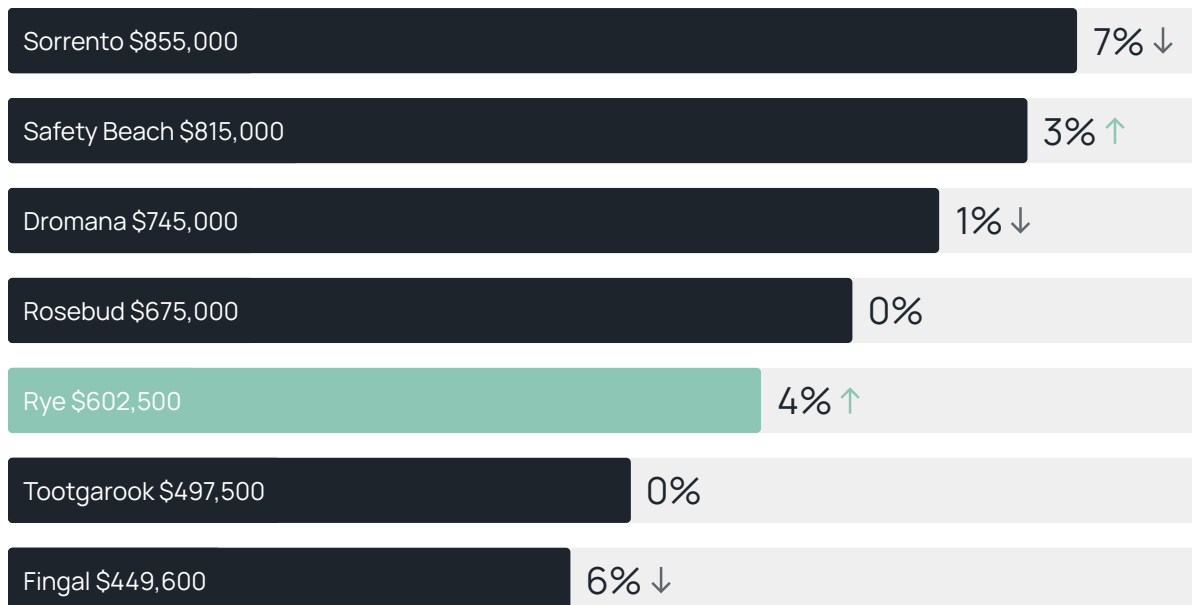
\$603k

Quarterly price change

2.99% ↑

Rye quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 4%
● Private 96%

Auction clearance rate³

100%

Median days on market³

House

Unit

47 days

32 days

Jellis Craig average inspection attendance per listing⁴

16 groups

Average hold period¹

House

Unit

14.6 years

15.8 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
 43 Kanburra Street Rye	2	House	\$740,000	31 Aug 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
 34 Sarazen Street Rye	3	House	Undisclosed	21 Aug 2026
 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

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 2/30 Weeroona Street Rye	3	Townhouse	Undisclosed	03 Aug 2026
 8 Bachli Street Rye	2	House	Undisclosed	03 Aug 2026
 8 Bimble Street Rye	2	House	\$755,495	31 Jul 2026

RYE SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20 Dundas Street Rye	4	House	\$1,025,000	30 Jul 2026
 26 Grange Road Rye	4	House	\$1,255,000	30 Jul 2026
 6/2049 Point Nepean Road Rye	2	Unit	\$540,000	28 Jul 2026
 22 Flinders Street Rye	3	House	Undisclosed	27 Jul 2026
 14 Liesma Street Rye	4	House	\$875,000	27 Jul 2026
 1 Stephen Street Rye	3	House	Undisclosed	25 Jul 2026
 1 Phyllis Parade Rye	5	House	Undisclosed	24 Jul 2026
 6 Derwin Street Rye	3	House	\$790,000	22 Jul 2026
 25 Sarazen Street Rye	4	House	\$1,350,000	21 Jul 2026
 11 Hackworth Road Rye	3	House	\$555,000	21 Jul 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 01/09/2026

Powered by  **PropTrack**

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

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).