

# Reed & Co.

ESTATE AGENTS

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## NOOSA PROPERTY MARKET UPDATE

1st Quarter 2024

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### NOOSA HINTERLAND



[reedandco.co](http://reedandco.co)



This report has been carefully curated to help you navigate Noosa's real estate market with confidence and clarity.

If you would like to discuss your position in the current market further, or if I can be of any assistance throughout your property journey, please don't hesitate to contact me.

With compliments,

*Mark Hodgkinson*

0409 484 159  
mark@reedandco.co

*Scan the  
QR code to  
connect.*



# Noosa Hinterland

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The real estate market in Doonan, a prestigious suburb in the Noosa Hinterland, has experienced positive activity throughout 2024.

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*Increasingly, buyers are attracted to this area due to its desirable proximity to Noosa's beautiful beaches and waterways, along with the spacious living environments characteristic of the hinterland.*

Mark Hodgkinson

Recently, there has been a marked increase in local transactions as residents move from coastal areas to Doonan. This trend is often driven by a desire for better value, larger homes, and expansive properties that enhance lifestyle opportunities. Additionally, interest from interstate buyers appears to be growing, particularly as we transition into spring and approach the end of 2024.

Doonan has experienced a robust increase in its median house price, now standing at \$1,980,000 - marking a solid growth of 15.8% over the past year. This significant

appreciation underscores the strong demand and attractiveness of the area.

Sales activity over the past twelve months further illustrates the market's vibrancy. Doonan recorded 67 house sales, indicating robust demand and healthy transactional activity. The median time properties spend on the market has also provided valuable insights, with homes in Doonan having a median time of 79 days, suggesting a relatively brisk turnover.

Current inventory levels highlight the market's health as well. Doonan has 64 houses available for sale, indicating a healthy supply. However, a closer examination reveals that many listings have extended days on the market, alongside a limited number of new properties being introduced. This combination creates a nuanced picture of the available inventory.

As we move forward in 2024, these evolving market dynamics will continue to highlight the resilience and enduring appeal of the real estate landscape in Doonan. With sustained interest from buyers seeking both lifestyle enhancements and investment opportunities, the market is well-positioned for ongoing activity and growth.



Rhyees Wedes

# Noosa Hinterland Recent Sales

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319 Duke Road, Doonan  
5 bed | 4 bath | 6 car  
**\$4,660,000** | SOLD April 2024

46 Valley Drive, Doonan  
6 bed | 5 bath | 4 car  
**\$4,555,000** | SOLD May 2024

25 Laguna Grove, Doonan  
6 bed | 4 bath | 7 car  
**\$4,250,000** | SOLD April 2024

36 Mindi Road, Eumundi  
6 bed | 4 bath | 10 car  
**\$4,200,000** | SOLD September 2024

22 Tinbeerwah Road, Tinbeerwah  
4 bed | 3 bath | 5 car  
**\$4,100,000** | SOLD August 2024

52 Nylana Way, Doonan  
4 bed | 2 bath | 10 car  
**\$3,975,000** | SOLD January 2023

17-19 Rangeview Street, Eumundi  
3 bed | 3 bath | 6 car  
**\$3,500,000** | SOLD August 2023

7 Pacific View Drive, Tinbeerwah  
4 bed | 3 bath | 2 car  
**\$3,420,000** | SOLD April 2024

6 Kimberley Court, Doonan  
5 bed | 4 bath | 5 car  
**\$3,300,000** | SOLD March 2024

4 Mango Court, Doonan  
4 bed | 3 bath | 4 car  
**\$3,300,000** | SOLD November 2023

61 Meadow Court, Doonan  
5 bed | 3 bath | 4 car  
**\$3,005,000** | SOLD May 2024

21 Kyle Court, Doonan  
3 bed | 3 bath | 2 car  
**\$3,000,000** | SOLD August 2024

401 Sunrise Road, Tinbeerwah  
4 bed | 3 bath | 2 car  
**\$3,000,000** | SOLD January 2024

64 Panorama Drive, Doonan  
3 bed | 2 bath | 2 car  
**\$2,980,000** | SOLD August 2023

186 Wust Road, Doonan  
4 bed | 3 bath | 2 car  
**\$2,865,000** | SOLD March 2024

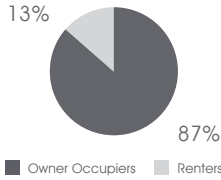
18 Kimberly Court, Doonan  
6 bed | 4 bath | 6 car  
**\$2,840,000** | SOLD June 2024

# Suburb Profiles

Care Logic, October 2024

**Doonan**  
Population **3,500**  
+10.2%  
5 year population change

**Tinbeerwah**  
Population **967**  
-23.4%  
5 year population change



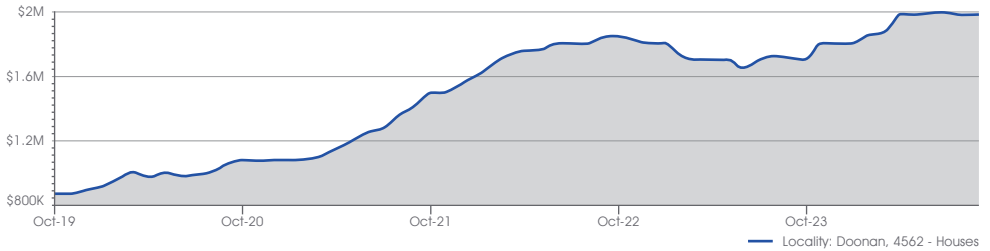
Total Dwellings Doonan  
**1,302**

Total Dwellings Tinbeerwah  
**415**

## Doonan

Realestate.com.au, October 2024

### 5 year median price trend



Median House Price  
**\$1,980,000**  
October 2023 - September 2024

12 month growth  
**Up +15.8%**  
October 2023 - September 2024

On the market  
**64 houses**  
available in the last month

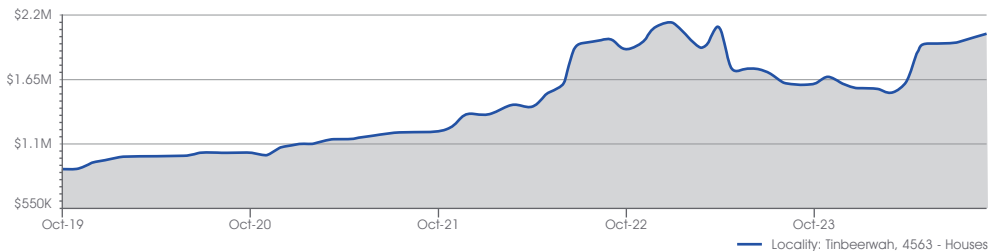
Total sales  
**67 sold**  
October 2023 - September 2024

Median time on market  
**79 days**  
October 2023 - September 2024

## Tinbeerwah

Realestate.com.au, October 2024

### 5 year median price trend



Median House Price  
**\$2,035,000**  
October 2023 - September 2024

12 month growth  
**Up +26.6%**  
October 2023 - September 2024

On the market  
**16 houses**  
available in the last month

Total sales  
**14 sold**  
October 2023 - September 2024

Median time on market  
**84 days**  
October 2023 - September 2024



Neale Bertram

# The Carol Cruise presented by Reed & Co.



The Noosa community is set to celebrate the festive season with joy as Reed & Co. Estate Agents proudly presents their annual Carol Cruise on Saturday, 14th December. This event promises an unforgettable evening for locals and visitors alike, teaming up once again with the iconic Noosa Ferry, Oriana Choir, AV Partners & Sunshine Coast Youth Choir.

This year's cruise will include stops at popular riverside parks, including Lions Park, Noosa Park West, The Sound Park, and the foreshore outside The Noosa Boathouse. As the beautifully decorated M.V. Miss Tewantin glides along the river, a spectacular flotilla of watercrafts will accompany her, enjoying Christmas carols sung by the renowned Oriana Choir.

Audiences along the riverbanks can expect an enjoyable performance, as the choir brings festive classics to life. At each stop, the Sunshine Coast Youth Choir will continue the festivities, enhancing the joyful ambience with their renditions of holiday favourites as the ferry motors onto the next stop.

'The Carol Cruise represents everything we love about Noosa, which is bringing people together outdoors to celebrate the festive season, our lifestyle on the water and just sharing fabulous moments with family and friends. We could not be more proud to

present the Noosa community with this event again this year', says Adrian Reed.

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*The Carol Cruise has become a highlight of the holiday season in Noosa. Each year, it grows, bringing our community closer together through music, laughter, and the spirit of Christmas.*

If you are located along the route and are hosting Christmas celebrations on Saturday, 14th December, why not request the Carol Cruise to stop by and spread the festive cheer! Please scan the QR code above and enter your details.

With the river illuminated by festive lights and the sound of carols drifting through the air, Noosa's Carol Cruise will once again capture the hearts of the community. This evening of melody and joy will create lasting memories with friends and family, lighting up the riverbanks with the true spirit of Christmas.

For more information and to add this event to your calendar, please; scan the QR Code above or visit [reedandco.co/carolcruise2024/](https://reedandco.co/carolcruise2024/)

\$1M

### *Community Fundraising*

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Together with the generous Noosa community, we have now raised \$1,098,872.11, purchasing 88 pieces of vital paediatric medical equipment for our local Noosa and regional hospitals across Australia.

67

### *Collaborations*

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In the pursuit to innovate & grow, we strive to collaborate at every opportunity. In doing so, we can proudly say we have facilitated 67 high performance & community-based events since opening in 2018.

455

### *Five-Star Reviews*

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Great service underlies a great sales experience, as well as a great result. This is evident in our 455 five-star reviews across realestate.com.au & RateMyAgent.

996

### *Valued Clients*

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We deliver a world class, complete end to end service to our clients. We have proven our ability to achieve extraordinary results, helping 996 buyers & sellers in the most desired sectors of the Noosa property market.

\$1B

### *Total Sales*

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We are grateful for the opportunity to have facilitated \$1,122,185,047.10 in total sales since opening our doors in 2018, a huge achievement for our small team of high performing agents.

\*Total agency statistics since launch in September 2018

