

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2024

SUNSHINE BEACH



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,

Alexander Payne

0407 194 146
alexander@reedandco.co

*Scan the
QR code to
connect.*



Sunshine Beach

In May 2022 Sunshine Beach was heralded as 'Queensland's first \$3,000,000 suburb' and we subsequently saw the median reach a staggering \$3,550,000 later that year. Prices (and medians) subsequently dropped. Many vendors are still thinking of prices at that heady Covid 2022 level. We are, in reality, just back to the level of that headline of May 2022.

The median price for houses in Sunshine Beach is currently sitting at \$2,950,000, which (believe it or not) is a 28.5% increase from a year ago. 'Medians' are a funny beast, they don't always reflect reality, but let's take that increase and celebrate. From a raw data perspective 41 properties have sold in the last 12 months, with record sales of 33 Ross Crescent for \$33,000,000, 26 McAnally Drive at \$13,500,000 and 62 Seaview Terrace at \$11,000,000. The third quarter of 2024 has seen 18 sales in total, 12 houses and 6 units. The standout sale was the absolute beachfront sale at 38 Seaview Terrace, selling at auction for \$13,100,000.

The median for units has held steady at \$1,500,000 with 43 sold over the last 12 months. Notable sales include 5/20 Henderson Street for \$4,650,000, 5/53 Elanda Street at \$4,600,000 and 1/39 Duke Street at \$4,300,000.

Properties moved a little quicker, with median days on market for houses sitting at 87 days and units sitting at 66 days. Given the cost and length of time renovations take, many buyers are looking for turnkey properties; beautiful presentation for sale is still the key to moving a property quicker and attracting more interest.

Spring has certainly seen the usual increase in enquiries, in fact data on current listings shows buyer search interaction on-line as almost doubling in the last month.

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There's been an increase in buyer activity, and stock is still reasonably limited, making it a perfect time to sell.

Alexander Payne

Sunshine Beach is renowned for its beachfront properties, it's laid-back village vibe, and it's proximity that everything Noosa has to offer, without having to be right amongst it! It remains highly desirable and is in the top five for median house price throughout regional Australia. Owning property with direct access to the beach and panoramic ocean views is a dream for many buyers due to their significant price tags, there are however reasonably priced properties available for those who don't mind a pleasant 10-minute walk to the village and beach, and these properties provide great investment potential.

Sunshine Beach rental yields for houses are currently 2.5% for houses and around 3.1% for units with an average median rent of \$950 weekly. Clearly those with prized short term let approvals attract a premium, given that during peak periods these properties are an attractive prospect. Investors have benefited from a competitive rental market, with a strong demand for both short-term holiday rentals and long-term leases.

Personally, living in Sunshine Beach, and my husband having a successful business, Adrian J Hairdressing in the Village, the local knowledge I can provide is invaluable. Like all the locals in Sunshine, we love the vibrant cafe culture, boutique shopping, and easy access to the Noosa National Park. For personalised advice and detailed information on specific properties or investment opportunities in Sunshine Beach, feel free to organise a catch up.



Anna Whilshire

Sunshine Beach Recent Sales

33 Ross Crescent, Sunshine Beach
5 bed | 4 bath | 3 car
\$28,000,000 | SOLD December 2023

26 McAnally Drive, Sunshine Beach
5 bed | 4 bath | 2 car
\$13,500,000 | SOLD November 2023

38 Seaview Terrace, Sunshine Beach
5 bed | 3 bath | 2 car
\$13,100,000 | SOLD September 2024

62 Seaview Terrace, Sunshine Beach
3 bed | 3 bath | 1 car
\$11,000,000 | SOLD January 2024

29 McAnally Drive, Sunshine Beach
3 bed | 2 bath | 2 car
\$8,375,750 | SOLD February 2024

11A Webb Road, Sunshine Beach
5 bed | 3 bath | 2 car
\$8,000,000 | SOLD February 2024

65-67 Elanda Street, Sunshine Beach
4 bed | 3 bath | 2 car
\$6,100,000 | SOLD October 2023

27 McAnally Drive, Sunshine Beach
4 bed | 4 bath | 2 car
\$5,800,000 | SOLD March 2024

5/20 Henderson Street, Sunshine Beach
3 bed | 3 bath | 2 car
\$4,650,000 | SOLD March 2024

5/53 Elanda Street, Sunshine Beach
3 bed | 3 bath | 2 car
\$4,600,000 | SOLD May 2024

19 Pacific Avenue, Sunshine Beach
4 bed | 3 bath | 2 car
\$4,600,000 | SOLD February 2024

9 Surfside Courtt, Sunshine Beach
5 bed | 4 bath | 2 car
\$4,590,000 | SOLD May 2023

10 Maher Terrace, Sunshine Beach
5 bed | 3 bath | 3 car
\$4,520,000 | SOLD February 2024

1/5 Stevens Street, Sunshine Beach
3 bed | 3 bath | 2 car
\$3,500,000 | SOLD July 2024

6 Wildflower Street, Sunshine Beach
4 bed | 3 bath | 2 car
\$4,425,000 | SOLD June 2024

10 Ross Crescent, Sunshine Beach
5 bed | 3 bath | 2 car
\$4,350,000 | SOLD April 2024

Suburb Profile

Care Logic, October 2024



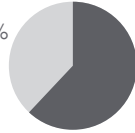
2,500

Population

+7.5%

5 year population change

38%



62%

Owner Occupiers Renters

Total Dwellings



1,002



887



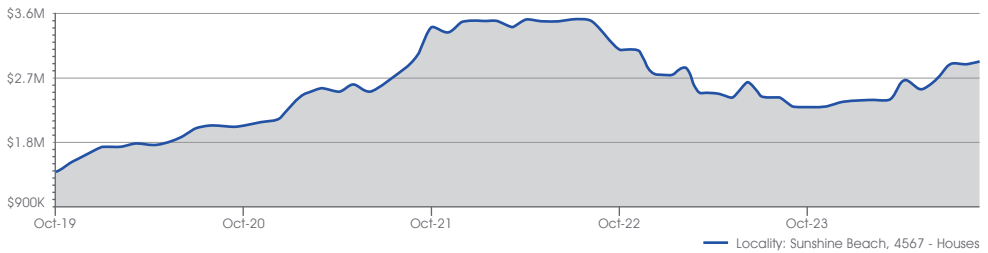
12 Years

Average length of ownership

Houses

Realestate.com.au, October 2024

5 year median price trend



Median House Price



\$2,950,000

October 2023 - September 2024

12 month growth



Up + 28.3%

October 2023 - September 2024

On the market



26 houses

available in the last month

Total sales



41 sold

October 2023 - September 2024

Median time on market



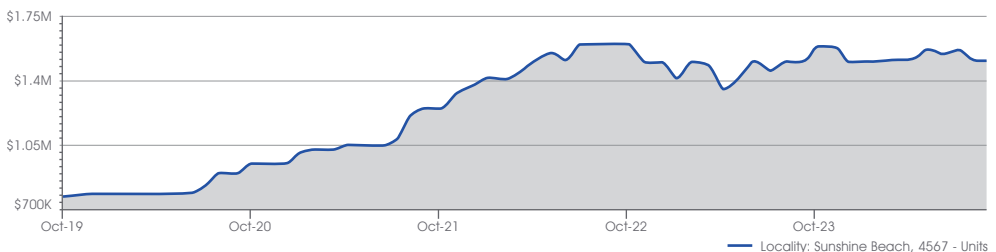
87 days

October 2023 - September 2024

Units

Realestate.com.au, October 2024

5 year median price trend



Median Price



\$1,500,000

October 2023 - September 2024

12 month growth



0%

October 2023 - September 2024

On the market



24 Units

available in the last month

Total sales



43 sold

October 2023 - September 2024

Median time on market



66 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/

\$1M

Community Fundraising

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

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

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

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

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

