

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET REPORT

Financial Year 2024 - 2025 in Review

NOOSAVILLE



reedandco.co



Noosaville

The past 12 months have seen renewed confidence in the Noosaville housing market. Median house prices rose 7.5% to \$1,900,000, a record high for the suburb. Total house sales increased to 154, up 6.9% from last year. Average days on market remains at 55 days, aligning with long-term trends.

Buyer activity remains strong, with approximately 1,500 views per listing on realestate.com.au, up 3.8% year-on-year. Stock levels have edged up as well, with 55 homes currently for sale, a 1.8% increase from last week, suggesting seller confidence is gradually returning.

The properties commanding strong results this year have been either newly built, extensively renovated, or exceptionally well located. 16 Laburnum Crescent sold off-market for \$6,150,000, a striking redesign of a 120-year-old Queenslander by Poyzer Sawyer and Blake Sheridan Design. 65 Lake Weyba Drive achieved a sale price of \$5,550,000 while 13 Janet Street sold for \$5,200,000, highlighting the continued strength of demand in tightly held lifestyle precincts.

Seller expectations remain optimistic, but buyers are discerning. Overpriced listings are seeing extended time on market and eventual price adjustments.

Realistic pricing in line with market feedback continues to attract decisive interest.

Market sentiment is expected to remain steady, though external factors may still influence buyer behaviour in the short term. While the federal election has now passed, the Reserve Bank's interest rate settings, shaped by persistent inflation, migration inflows, government spending and global uncertainty, will continue to influence borrowing capacity and buyer confidence into 2025.

In summary, Noosaville's housing market remains underpinned by low supply, high-quality buyer demand, and strong performance in premium pockets. While pricing has reached new highs, the market remains balanced and resilient, particularly for well-located, well-executed homes that meet the expectations of today's selective buyers.


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Donna Taylor

Last 12 Months Activity

Realestate.com.au, July 2025 - June 2025

Median Sale Price
 **\$1,900,000**
Up 97.5% from last year

Sold Volume
 **154 sold**
Up 6.9% from last year

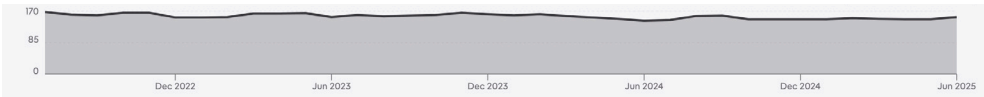
Price Growth
 **Up +7.5%**

Median Days on Market
 **56 days**

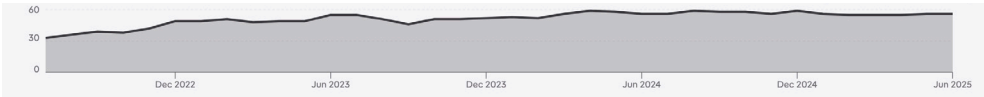
Median Sale Price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales (Houses)




\$6,150,000
16 Laburnum Crescent
Noosaville
 4  4  2  506m² | House

Sold date
31 Jan 2025

Distance
0.0km



\$5,550,000
65 Lake Weyba Drive
Noosaville
 5  5  3  728m² | House

Sold date
31 Jan 2025

Distance
1.9km



\$5,200,000
4 Casuarina Court
Noosaville
 5  3  2  2625m² | House

Sold date
10 May 2025

Distance
2.6km







\$5,200,000
13 Janet Street
Noosaville
 4  3  2  647m² | House

Sold date
05 Feb 2025

Distance
0.2km



\$4,995,000
173 Lake Weyba Drive
Noosaville
 5  4  4  744m² | House

Sold date
03 Nov 2024

Distance
2.9km







\$4,700,000
16 Ann Street
Noosaville
 3  3  2  586m² | House

Sold date
03 Aug 2024

Distance
0.9km



\$4,600,000
95 Lake Weyba Drive
Noosaville
 4  3  2  728m² | House

Sold date
30 Aug 2024

Distance
2.2km



\$4,250,000
14 Wyuna Drive
Noosaville
 3  3  2  653m² | House

Sold date
12 Mar 2025

Distance
2.4km



Reed & Co. Charity Gala

In a powerful demonstration of community, compassion and purpose, Reed & Co. Estate Agents hosted their 2025 Charity Gala on Saturday, 21st June at the Sofitel Noosa Pacific Resort.

Together with the 2025 6 Peaks in 1 Day Challenge, the Noosa Community has raised an outstanding \$279,271.19, funding 18 vital pieces of paediatric medical equipment in collaboration with the Loyal Foundation and Humpty Dumpty Foundation. These 18 pieces of equipment are expected to save the lives of hundreds of children annually across regional Queensland hospitals and the Royal Flying Doctors Service.

The evening was celebrated with both elegance and impact, hosted by celebrated television personality Johanna Griggs AM, who opened the night with a heartfelt welcome followed by her warm, witty and deeply personal messages and front-line experiences as a Patron of Humpty Dumpty Foundation throughout the evening. The black-tie affair featured guest speakers Jacqui Cooper and Kurt Fearnley AO, with a special appearance from tennis legend Ken Rosewall AM MBE.

The evening brought together 127 guests united by a single, powerful purpose, to improve the health outcomes of sick children in hospital.

Early in the evening, Reed & Co. Estate Agents Founder and Director, Adrian Reed announced on behalf of the 2025 6 Peaks in 1 Day competitors the purchase of two pieces of vital paratactic medical equipment; a Sonoscope X5 Ultrasound System for Noosa Hospital (\$42,350), and a Giraffe Resuscitation System for Sunshine Coast University Hospital (\$17,480).

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To witness this level of generosity, year after year, is humbling. Our community continues to show up with heart and purpose. This Gala, alongside our 6 Peaks Challenge, is proof that together, we are literally saving lives.

Adrian Reed

Guests enjoyed a three-course dinner, a high-energy Live Auction, and powerful addresses from Jacqui Cooper and Kurt Fearnley AO. Sharing a deeply personal story from a recent emergency department experience with his young daughter, Kurt reminded the audience, “the equipment purchased tonight is to make sure that a kid doesn’t fall through the cracks. And when you’re one of the ones feeling like you’re about to fall through that crack...



...that crack is a void. That crack is your universe. So thank you for everyone who's been able to make sure that that crack gets filled a little bit."

In an inspiring show of community spirit, 20 local businesses contributed to the Live Auction, raising \$54,200, while the Charity Raffle of a Primavera 50 Vespa Scooter (generously sponsored by Scooter Style Noosa) delighted a local couple. The Lucky Door Prize kindly donated by Leskes Jewellers was spontaneously regifted to the Live Auction, adding a further \$1,800 to the evening's total.

Throughout the evening, guests had the opportunity to purchase directly from the Humpty Dumpty Wish List, resulting in the funding of 18 critical pieces of medical equipment now bound for hospitals including Noosa, Gympie, Hervey Bay, and Sunshine Coast University Hospital.

Dr Michael Muller, Director of Emergency at Noosa Hospital, underscored the vital need for these resources.

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Often you find you're in a situation where demand exceeds supply. This is where organisations like Humpty Dumpty come in. Paediatric medical equipment is expensive, specialised, and fragile. Even with regular maintenance it needs upgrading, especially as technology evolves.

Dr. Michael Muller

Reed & Co. Estate Agents are grateful to facilitate this impactful evening however, this incredible result belongs to the local individuals and businesses who gave, showed up, or shared in our vision. This is proof that collective care can lead to extraordinary outcomes.



Scan the QR code for more information.



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Reed & Co.

Our Team

Reed & Co. is a brand built on values, authenticity and local heritage.

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Reed & Co. is built on a multi-generational and long-standing passion and commitment to Noosa.

Adrian Reed

With proven ability to achieve extraordinary results in the most desired sectors of the Noosa property market, and an indivisible reputation based on building long standing relationships, Reed & Co. is the smart choice property partner.

Marketers in a digital world, engaging consumers long before they become buyers. Great teams drive great results and we are

partnered with the best talent in Noosa, delivering exceptional service to buyers and sellers alike.

Combining youth & enthusiasm with multi-generational experience, we hold over 80 years of real estate experience combined, principally in Noosa but also nationally throughout the southern states. This thorough involvement within the industry gives us tremendous insight into the local market, the previous trends, current movements & future forecasts. We may not be the biggest agency, but we have the highest performing agents, and we are the fastest-growing real estate agency in Noosa.

We collaborate with world-class partners to ensure we're able to deliver a complete end to end service to our clients. Our culture of collaboration is possibly what sets us apart from our competitors more than anything else.



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