

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET REPORT

Financial Year 2024 - 2025 in Review

NOOSA WATERS & SURROUNDING ESTATES



reedandco.co



Noosa Waters & Surrounding Estates

Over the past 12 months, the non-waterfront property market across Noosa Waters and the neighbouring estates of Northrise, Pandanus and Headlands has remained steady, reflecting consistent demand and buyer confidence in the area. A total of 37 homes changed hands, an increase from 33 sales in the previous year, demonstrating a healthy level of activity, particularly for properties offering potential to renovate or value-add.

One of the most notable transactions this year was the record-setting sale of a newly built designer home at 12 Jailee Court in Northrise. Achieving \$3,100,000, it now holds the highest sale price in the estate's history. Purchased by a local family, the home's contemporary design and turnkey appeal were key selling points, underscoring the premium buyers continue to place on well-executed, move-in-ready properties.

The median house price has held firm at \$2,000,000, reflecting market stability. Sales over the year have ranged from \$1,550,000 for an original-condition home in Shipyard Circuit, through to \$3,200,000 for a beautifully renovated residence in Regatta Circuit. The average days on market currently sits at 59, although some homes have taken longer to secure the right buyer.

Reed & Co continues to lead the way, proudly achieving 7 of the top 10 sales within the area over the past year. Our success stems from a long-standing commitment to understanding this market deeply and representing it with integrity.

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Every campaign we launch is individually tailored, combining strategic pricing, polished presentation, and high-impact marketing to connect the right buyers with the right homes.

Monique Sommer

This proven approach consistently results in exceptional outcomes for our clients.

While today's buyers remain thoughtful and measured, many are actively looking for homes that meet their lifestyle, location, and investment goals. By working closely with these buyers and leveraging our local insight, we're able to match them with properties that align with their needs, ensuring successful sales even in a selective market.

Last 12 Months Activity

CoreLogic, July 2024 - June 2025

Median Sale Price

\$2,000,000
Up 9.7% from last year

Sold Volume

37 sold

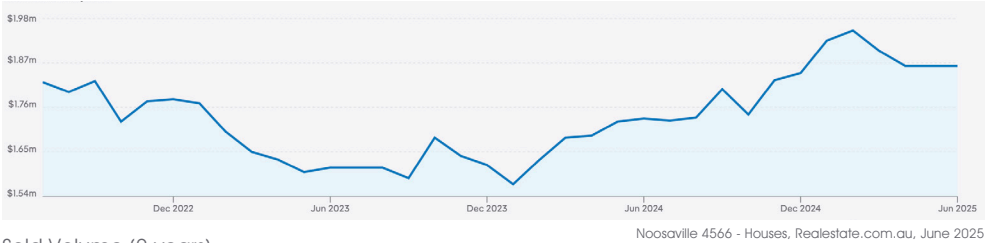
Price Growth

Up +9.7%

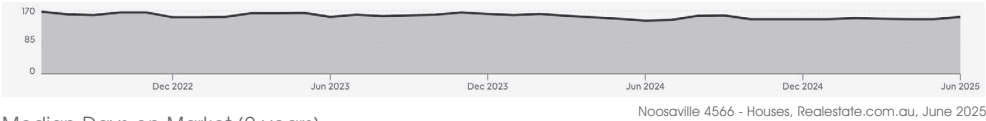
Median Days on Market

59 days

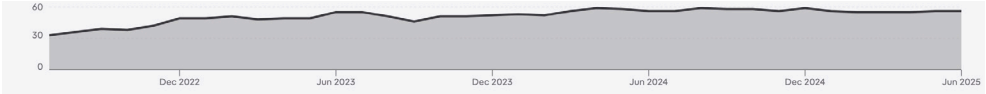
Median Sale Price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales (Houses)

1

\$3,200,000
15 Regatta Circuit
Noosaville
🚗 5 🏡 4 🚗 2 🏠 601m² | House
Sold date: 24 Feb 2025
Distance: 1.0km

2

\$3,100,000
12 Jailee Court
Noosaville
🚗 4 🏡 3 🚗 2 🏠 655m² | House
Sold date: 16 May 2025
Distance: 0.4km

3

\$3,050,000
38 Waterside Court
Noosa Waters
🚗 4 🏡 3 🚗 2 🏠 707m² | House
Sold date: 16 Sep 2024
Distance: 0.9km

4

\$2,750,000
31 Regatta Circuit
Noosa Waters
🚗 5 🏡 3 🚗 2 🏠 985m² | House
Sold date: 02 Jan 2025
Distance: 1.2km

5

\$2,725,000
21 Aquamarine Circuit
Noosa Waters
🚗 5 🏡 2 🚗 3 🏠 800m² | House
Sold date: 27 Sep 2024
Distance: 0.8km

6

\$2,670,000
7 Spindrift Court
Noosa Waters
🚗 3 🏡 2 🚗 2 🏠 805m² | House
Sold date: 30 Jun 2025
Distance: 0.1km

7

\$2,535,000
16 Regatta Circuit
Noosa Waters
🚗 4 🏡 2 🚗 2 🏠 632m² | House
Sold date: 15 Feb 2025
Distance: 1.1km

8

\$2,500,000
1 Spindrift Court
Noosaville
🚗 4 🏡 2 🚗 4 🏠 947m² | House
Sold date: 17 Jun 2025
Distance: 0.1km



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.



Adrian Reed
Founder & Director
0409 446 955
adrian@reedandco.co



Kate Cox
Licensed Estate Agent
0438 695 505
kate@reedandco.co

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.



Monique Sommer
Licensed Estate Agent
0433 641 158
monique@reedandco.co



Mark Hodgkinson
Licensed Estate Agent
0409 484 159
mark@reedandco.co



Chris Roche
Licensed Estate Agent
0424 610 414
chris@reedandco.co



Alexander Payne
Licensed Estate Agent
0407 194 146
alexander@reedandco.co



Andrew Gillespie
Licensed Estate Agent
0414 680 512
andrew@reedandco.co



Donna Taylor
Licensed Estate Agent
0414 554 214
donna@reedandco.co



Tony Cox
Sales Estate Agent
0402 003 773
tony@reedandco.co



Erin McCartin
Sales Estate Agent
0432 909 808
erin@reedandco.co



Megan Brooks
Sales Estate Agent
0402 082 029
megan@reedandco.co



Bianca Pascoe
Office Manager
07 5323 0101
bianca@reedandco.co



Lucy Lyons
Marketing Manager
07 5323 0101
lucy@reedandco.co



Molly Thompson
Administration
07 5323 0101
sales@reedandco.co

