

Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET REPORT

Financial Year 2024 - 2025 in Review

PEREGIAN BEACH



reedandco.co



Peregian Beach

The Peregian Beach property market has demonstrated resilience over the past financial year. Properties have experienced a positive change in value and a decrease in days on market reflecting a true appreciation for its beachside location. Additionally, there has been an increase in the number of properties coming to market, suggesting a growing supply to meet demand. This rise in listings indicates a sense of confidence among sellers, with a positive outlook anticipated for the coming months.

The median house price now sits at \$1,700,000 showing an increase of approx. 2.2% over the last 12 months. This upward movement signifies a healthy demand for houses in Peregian Beach & the surrounding suburbs and indicates a market moving towards a balanced market. The time taken to sell a property in Peregian Beach has decreased 14.8% down to an average of 46 days on market to sell a property – another positive sign for the area.

A noteworthy Reed & Co. sale was 69 Lorikeet Drive, Peregian Beach (non-beachside of Lorikeet Drive) achieving a great result of \$3,450,000.

Buyers continue to have a preference for fully renovated properties, new or near new homes as the cost to build is high and availability of trades scarce.

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Although unrenovated properties in the right location to purchase now and rent out for the short term and renovate/re-build in years to come are still achieving solid prices.


Andrew Gillespie

The interest rate cuts have proven to be a critical factor moving forward with potential further potential cuts on the horizon. Traditionally interest instability hits buyers hardest in the \$1,000,000 to \$3,000,000 price band, many of which make up Peregian Beach buyers. Any further reduction in rates could bring renewed optimism among buyers, impacting the real estate market in a positive way. The recent federal election is now in the past & will be one less distraction for buyers.

Overall, there is a prevailing sense of optimism in the Peregian Beach property market. The combination of rising house values, increased listings, and potential economic and political factors suggests a growth outlook for many areas of the Sunshine Coast.

Last 12 Months Activity

Realestate.com.au, July 2024 - June 2025

Median Sale Price
 **\$1,700,000**
Up 2.2% from last year

Sold Volume
 **85 sold**
Down 14% from last year

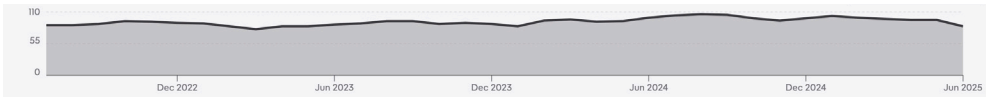
Price Growth
 **Up +2.2%**

Median Days on Market
 **46 days**
Down 14.8% from last year

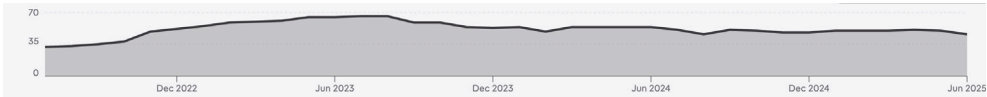
Median Sale Price (2 years)



Sold Volume (2 years)







Median Days on Market (2 years)



Top 8 Sales (Houses)





\$8,750,000
26 Lorikeet Dr
Peregian Beach
 5  3  3  675m² | House

Sold date
19 Aug 2024

Distance
2.6km



\$3,750,000
4 Shearwater Street
Peregian Beach
 3  2  2  617m² | House

Sold date
27 Aug 2024

Distance
1.7km





\$4,425,000
80 Lorikeet Drive
Peregian Beach
 4  2  1  499m² | House

Sold date
07 Jan 2025

Distance
2.0km







\$3,450,000
69 Lorikeet Drive
Peregian Beach
 4  3  1  696m² | House

Sold date
08 Feb 2025

Distance
2.2km







\$4,375,000
40 Avocet Parade
Peregian Beach
 5  2  2  863m² | House

Sold date
21 Jan 2025

Distance
0.6km



\$3,395,000
120 Persimmon Drive
Peregian Beach
 4  3  2  895m² | House

Sold date
30 Sep 2024

Distance
1.6km



\$4,150,000
25 Kestrel Crescent
Peregian Beach
 4  2  2  603m² | House

Sold date
28 Jan 2025

Distance
1.2km



\$3,330,000
40 Pelican Street
Peregian Beach
 4  2  2  954m² | House

Sold date
01 Aug 2024

Distance
0.3km



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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