
NOOSA PROPERTY MARKET UPDATE
3rd Quarter 2025

DOONAN





This report has been carefully curated to help you navigate Noosa's property 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

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QR code to
connect.





Median House Price
 Total Market Sales 12 Months
 Change in Median House Price
 Data from Oct 2024 - Sept 2025

Property Market Update

— *Contents*

Doonan Market Update
 Reed & Co. Carol Cruise
 Reed & Co. – Statistics that Speak for Themselves

page 4
page 6
page 7



Doonan

Between July 1 and September 30, 2025, Doonan's property market demonstrated steady momentum, reflecting sustained buyer interest and continued growth in house prices. The suburb's semi-rural lifestyle, combined with proximity to Noosa and the broader Sunshine Coast region, reinforced its appeal to families, downsizers, and interstate buyers seeking a balance between privacy and accessibility.

By the end of the third quarter, the median house price in Doonan had reached approximately \$1,980,000, marking an estimated 2.1% increase over the preceding 12 months. This moderate yet consistent growth highlighted the ongoing demand for spacious properties, particularly acreage homes, which remained highly sought after in a market defined by limited supply. Properties that were well-presented and offered lifestyle amenities continued to attract strong buyer competition, resulting in shorter days on market for quality homes. A standout transaction during the quarter was 71 Viewland Drive, which sold for \$2,750,000. The property was well-presented, attracted strong interest from both local and Brisbane buyers, and received multiple offers, reflecting the ongoing strength of buyer demand in the area.

Three-bedroom houses remained a central driver of market activity. The median price for these properties rose to around \$1,350,000, reflecting a year-on-year increase of approximately 3.5%. This trend underscored the popularity of mid-sized homes, which offered a practical

combination of space, comfort, and value, appealing to families and those seeking a lifestyle change in a semi-rural setting.

Several factors contributed to these outcomes. Doonan's tranquil environment, with expansive landholdings and natural surroundings, remained a key drawcard for buyers looking to escape more densely populated areas. The suburb's connectivity to Noosa's beaches, dining precincts, and community infrastructure further enhanced its attractiveness, providing a unique blend of seclusion and convenience.

For investors, Doonan's housing market continued to present promising opportunities. The average weekly rent for houses stood at approximately \$1,150, generating a gross rental yield of around 2.99%. This combination of steady rental returns and ongoing capital appreciation highlighted the suburb's potential for long-term investment.

In summary, the third quarter of 2025 reinforced Doonan's reputation as a desirable residential market. Detached houses led growth, driven by lifestyle appeal, limited supply, and sustained buyer interest. High-profile sales such as 71 Viewland Drive demonstrated that well-presented properties continued to attract multiple offers from a diverse buyer pool. The suburb's semi-rural character and access to regional amenities ensured it remained a stable and attractive market, with prospects for continued momentum into the final quarter of the year.

Last 12 Months Activity

Realestate.com.au, Oct 2024 - Sept 2025

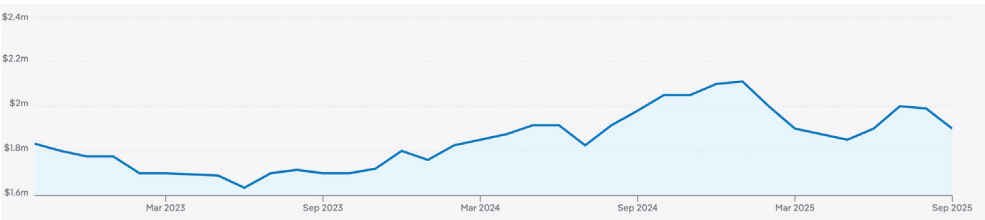
Median Sale Price
 **\$1,900,000**
Down 4% from last year

Sold Volume
 **79 sold**
Down 11.1% from last year

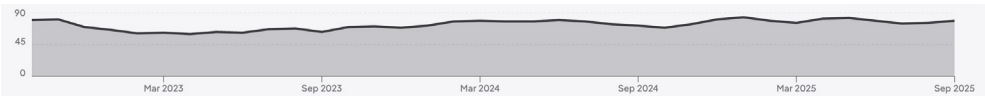
Price Growth
 **Down -4%**

Median Days on Market
 **71 days**
Down 2.7% from last year

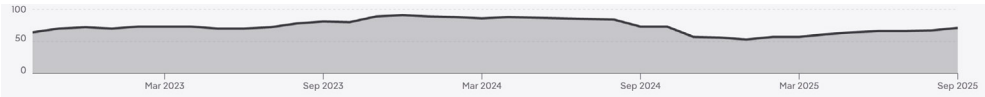
Median Sale Price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales (Houses)



5 Kyle Court
Doonan
\$2,950,000
4 bed | 3 bath | 2 car
SOLD Aug 2025



66 Templeton Way
Doonan
\$2,700,000
4 bed | 3 bath | 4 car
SOLD July 2025



47 Coast View Parade
Doonan
\$2,825,000
4 bed | 2 bath | 2 car
SOLD Sept 2025



15 Naturalist Place
Doonan
\$2,423,500
5 bed | 2 bath | 5 car
SOLD Sept 2025



71 Viewland Drive
Doonan
\$2,750,000
4 bed | 2 bath | 5 car
SOLD Aug 2025



6 Bonavista Crescent
Doonan
\$1,825,000
5 bed | 2 bath | 2 car
SOLD Sept 2025



306 Duke Road
Doonan
\$2,725,000
3 bed | 2 bath | 4 car
SOLD Sept 2025



15-21 Whyandra Close
Doonan
\$1,760,000
4 bed | 2 bath | 4 car
SOLD Sept 2025



The Carol Cruise presented by Reed & Co.



We invite you to join us for our
annual Carol Cruise.

Saturday, 13th of December from 4:30PM.

Set up with your family and friends at one of
the four stops along the riverbank,

OR

Get your boat ready to follow the Noosa Ferry,
Miss Tewantin, along the Noosa River!

Let's celebrate the festive season together,
singing along to carols by the Oriana Choir
and the Sunshine Coast Youth Choir.



Stop 1 4:30pm Lions Park • Stop 2 5pm Noosa Park West
Stop 3 5:30pm The Sound Park • Stop 4 Noosa Boathouse



\$1M

Community Fundraising

Together with the generous Noosa community, we have now raised \$1,378,143, purchasing 106 pieces of vital paediatric medical equipment for our local Noosa and regional hospitals across Australia.



73

Collaborations

In the pursuit to innovate and grow, we strive to collaborate at every opportunity. In doing so, we can proudly say we have facilitated 73 high performance and community-based events since opening in 2018.



488

Five-Star Reviews

Great service underlies a great sales experience, as well as a great result. This is evident in our 488 five-star reviews across realestate.com.au and RateMyAgent.



1,164

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 1,164 buyers and sellers in the most desired sectors of the Noosa property market.



\$1B

Total Sales

We are grateful for the opportunity to have facilitated \$1,366,157,047 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

reedandco.co

*Thinking of
selling?*

*Scan the QR code
to value your home.*

