
NOOSA PROPERTY MARKET UPDATE
3rd Quarter 2025

NOOSA WATERS & SURROUNDING ESTATES





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,

Monique Sommer

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*Scan the
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

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Noosa Waters & Surrounding Estates

The September quarter saw solid and consistent activity across Noosa Waters' non-waterfront, Northrise Headland and Pandanus estates, with nine sales recorded for the period. This level of turnover demonstrates a balanced and confident market, supported by steady buyer demand and a continued appetite for high-quality, well-located family homes.

The highest sale of the quarter was for 68 Shorehaven Drive, achieving an impressive \$2,740,000. This home drew attention from locals, intrastate and interstate buyers alike. It was a home that the neighbourhood watched transform from an original brick home to a contemporary masterpiece. Capturing the magic formula outdoor alfresco area, coastal finishes, generous proportions and a prime address within the estate. It stands as a clear benchmark for the quarter's performance.

Another standout sale was at 34 Rani Circuit in the Northrise estate, a well-built home that was sold after the first open for \$2,525,000. It was sold to local buyers who had been searching for a high quality, low maintenance home they could move straight into.

Across the quarter, non-waterfront sale prices ranged from the high one millions through to the mid-two millions, with the median continuing to sit around two million. Days on market averaged just over 50 days, demonstrating efficient turnover where pricing strategy and presentation were well aligned. Properties that achieved swift results were those that were thoughtfully prepared and marketed with a clear understanding of buyer priorities.

There is a clear and continuing shift toward renovated, move-in-ready homes — a preference driven by higher renovation costs and limited builder capacity. However, demand also remains for solid, older dwellings offering renovation potential, provided they are positioned well and priced with intent.

Looking ahead to the final quarter of 2025, we expect a slight lift in listing activity as vendors aim to capture pre-holiday momentum. Buyer confidence remains underpinned by stable interest rates and enduring lifestyle appeal — all factors that have made Noosa Waters one of the most resilient and tightly held markets on the Sunshine Coast.

Last 12 Months Activity

Noosaville 4566 - Houses, Realstate.com.au, Sept 2025

Median Sale Price

 **\$2,000,000**

Up 11.4% from last year

Sold Volume

 **133 sold**

Down 14.6% from last year

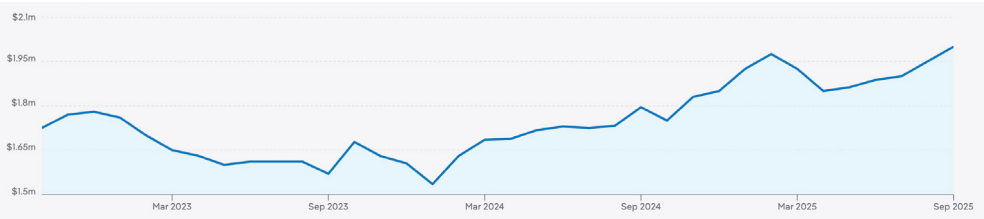
Price Growth

 **Up +11.4%**

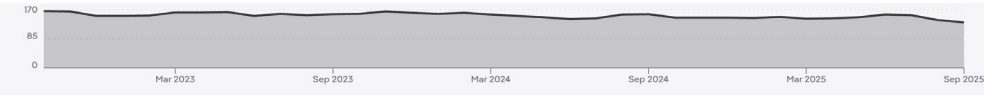
Median Days on Market

 **58 days**

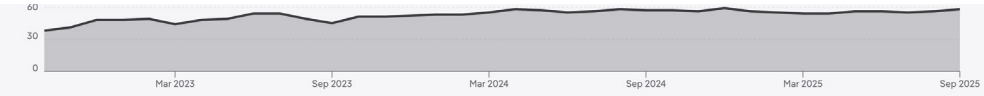
Median Sale Price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales (Houses)



7 Treasure Cove
Noosaville
\$2,660,000
4 bed | 3 bath | 2 car
SOLD September 2025



5 Regatta Circuit
Noosaville
\$2,100,000
4 bed | 2 bath | 2 car
SOLD July 2025



34 Rani Circuit
Noosaville
\$2,525,000
4 bed | 3 bath | 2 car
SOLD July 2025



16 Headland Drive
Noosaville
\$2,000,000
4 bed | 2 bath | 2 car
SOLD September 2025



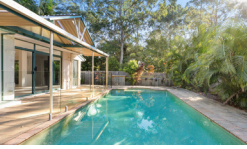
68 Shorehaven Drive
Noosa Waters
\$2,740,000
4 bed | 3 bath | 2 car
SOLD August 2025



3 Helm Court
Noosaville
\$1,900,000
4 bed | 3 bath | 2 car
SOLD August 2025



8 Limosa Circuit
Noosaville
\$2,200,000
4 bed | 3 bath | 2 car
SOLD September 2025



31 Shipyard Circuit
Noosaville
\$1,900,000
4 bed | 2 bath | 2 car
SOLD July 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

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*Thinking of
selling?*

*Scan the QR code
to value your home.*

