
NOOSA PROPERTY MARKET UPDATE
3rd Quarter 2025

NOOSA WATERS WATERFRONT





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.

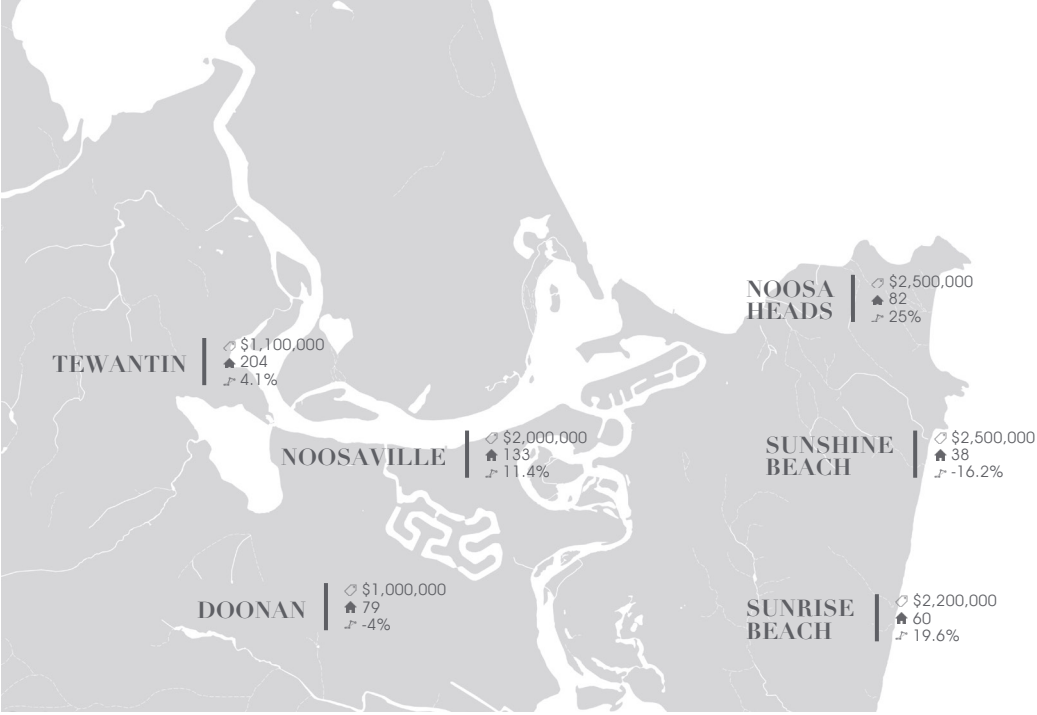
With compliments,

Adrian Reed

0409 446 955
adrian@reedandco.co

*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 — Waterfront

Over the past 12 months, the Noosa Waters Waterfront market has maintained its balanced phase — one characterized by selective transactions and discerning buyer engagement. The median sale price has stabilized at \$5,250,000, reflecting a modest 4.9% growth compared to the previous period, a significant moderation from the 26% increase reported earlier this year.

While buyer appetite continues to be highly selective at the premium end, the market has found a new equilibrium with serious purchasers demonstrating patience and precision in their decision-making process.

Only 26 waterfront homes changed hands for the 12 months ending September 2025, consistent with the previous period, reinforcing the tightly held, owner-occupied nature of this prestigious enclave. This steady transaction rate underscores the enduring appeal of waterfront addresses, where owners typically hold for the long term.

Despite a more balanced market pace, underlying values have remained resilient. The median sale price of \$5,250,000 and average price of \$5,444,231 reflects the continued strength of this micro-market, with premium properties still commanding strong interest when correctly positioned. The depth of demand for quality is evident in the upper echelons of the market, with three sales above \$9,000,000 this year.

Headline results included 54 The Peninsula, which achieved \$10,700,000, and 45 Saltwater Avenue, securing \$9,600,000 — both demonstrating buyers' unwavering commitment to exceptional scale, position, and architectural merit. 13 The Promontory changed hands at \$7,200,000 while 9 The Anchorage sold at \$6,325,000, reinforcing

that homes which align with current buyer preferences continue to attract strong interest, particularly when situated in tightly held pockets.

One of the quarter's most significant transactions was the off-market sale of 10 The Promontory, where Reed & Co. again set a benchmark for a south-facing home selling for \$6,725,000. Sold for the fourth time in six years by Reed & Co., this transaction illustrates the enduring power of long-term relationships, deep local expertise, and trusted repeat business.

In this unique segment of Noosa's prestige market, success is rarely about speed or volume. It is defined by timing, insight, and a nuanced understanding of what truly drives value on the water. Along the waterfront, carefully considered decisions continue to yield the most enduring outcomes.

The current sales data reveals a market that has found its natural rhythm after the exceptional growth of previous years. With a total of \$141,550,000 in sales volume across the 26 transactions, buyers are demonstrating confidence but with heightened selectivity, particularly for properties above the \$6,000,000 threshold.

Looking ahead for the balance of 2025, I anticipate the Noosa Waters Waterfront market will continue to demonstrate resilience, with premium properties maintaining their value while transaction volumes remain consistent with historical norms. The selective nature of current buyer activity suggests we've entered a more sustainable phase of the market cycle — one that rewards quality, position, and precise pricing strategy.

Last 12 Months Activity

CoreLogic, Oct 2024 - Sept 2025

Median Sale Price
 **\$5,250,000**
 Up 4.9% from last year

Sold Volume
 **26 sold**

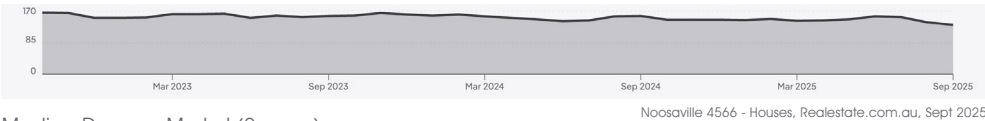
Price Growth
 **Up +4.9%**

Median Days on Market
 **58 days**

Median Sale Price (2 years)



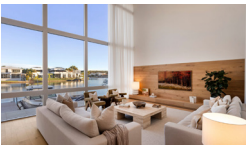
Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales (Houses)



10 The Promontory
 Noosa Waters
\$6,725,000
 4 bed | 3 bath | 2 car
 SOLD May 2025



30 Masthead Quay
 Noosa Waters
\$4,950,000
 4 bed | 3 bath | 2 car
 SOLD September 2025



23 Mermaid Quay
 Noosa Waters
\$6,450,000
 4 bed | 3 bath | 2 car
 SOLD April 2025



169 Shorehaven Drive
 Noosa Waters
\$4,500,000
 4 bed | 2 bath | 2 car
 SOLD May 2025



26 The Promontory
 Noosa Waters
\$5,700,000
 4 bed | 3 bath | 2 car
 SOLD May 2025



52 Saltwater Avenue
 Noosa Waters
\$3,700,000
 5 bed | 3 bath | 3 car
 SOLD July 2025



43 The Peninsula
 Noosa Waters
\$5,250,000
 4 bed | 3 bath | 2 car
 SOLD July 2025



2 Topsails Place
 Noosa Water
\$3,400,000
 4 bed | 3 bath | 2 car
 SOLD May 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.*

