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NOOSA PROPERTY MARKET UPDATE  
3rd Quarter 2025

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SUNRISE BEACH





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,

*Chris Roche*

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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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# Sunrise Beach

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Welcome to the Sunrise Beach market update for the July to September period of 2025. Once again, there have been a few standout sales during this latest quarter.

72 Tingira Crescent sold at auction for \$7,500,000 in August. Overlooking the ocean, on the eastern side of the David Low Way, this home is perfectly positioned with a slight northern orientation, well protected from the prevailing southerly winds.

Another great sale was at 97 Orient Drive that sold for \$5,800,000. Recently completed, this architecturally designed private dwelling is only a short walk to Sunrise beach.

One of the most sought-after streets in Sunrise Beach, Captains Court, saw a significant sale at number 30 for \$4,200,000. This home boasts breathtaking ocean views, perched at the top of the cul-de-sac.

This continuation of higher end sales, as we saw in the previous financial year, is always a positive sign for the market. It shows

buyers have confidence in the long-term strength of the Sunrise Beach market. This confidence helps underpin the value of all property in the suburb so all owner's benefit.

Median house prices have shown a slight increase over the quarter of 5.4%. The number of sales is consistent with the previous period and days on market is also steady.

Units in Sunrise Beach have also had a median price increase of 3.3%. The number of sales & days on market have remained largely in line with the recent results.

As we look ahead to the remainder of 2025, there will hopefully be an increase in property available for sale. With winter a distant memory & the warmer spring/summer period upon us, a greater number of buyer enquiries is the usual trend.

The latest quarter has shown continued growth in the Sunrise Beach property market further cementing it as one of the most popular & desirable locations in Noosa.



# Last 12 Months Activity

Realestate.com.au, Oct 2024 - Sept 2025

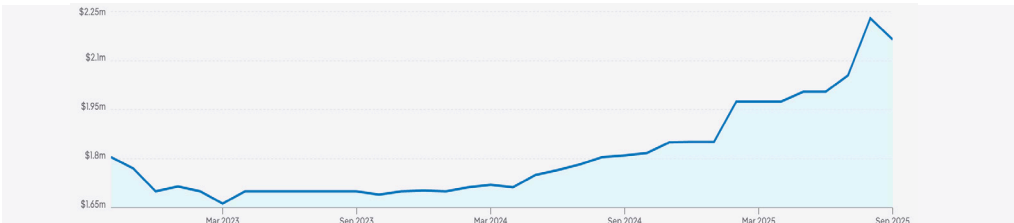
Median Sale Price  
 **\$2,200,000**  
Up 19.6% from last year

Sold Volume  
 **60 sold**  
Down 13.2% from last year

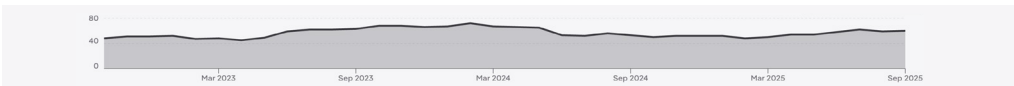
Price Growth  
 **Up +19.6%**

Median Days on Market  
 **50 days**  
Up 23.1% from last year

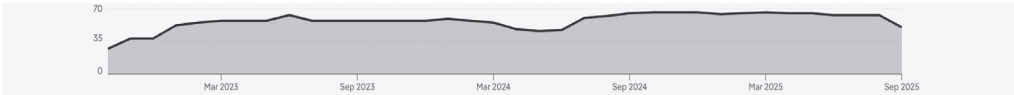
## Median Sale Price (2 years)



## Sold Volume (2 years)



## Median Days on Market (2 years)



## Top 8 Sales (Houses)



72 Tingira Crescent  
Sunrise Beach  
**\$7,500,000**  
4 bed | 3 bath | 3 car  
SOLD August 2025



9 Corsair Crescent  
Sunrise Beach  
**\$2,975,000**  
4 bed | 2 bath | 2 car  
SOLD July 2025



97 Orient Drive  
Sunrise Beach  
**\$5,800,000**  
6 bed | 3 bath | 2 car  
SOLD August 2025



26 Dayspring Street  
Sunrise Beach  
**\$2,790,000**  
5 bed | 3 bath | 3 car  
SOLD July 2025



30 Captains Court  
Sunrise Beach  
**\$4,200,000**  
4 bed | 2 bath | 2 car  
SOLD July 2025



7 Woodlark Rise  
Sunrise Beach  
**\$2,300,000**  
5 bed | 3 bath | 2 car  
SOLD July 2025



38 Wollomia Way  
Sunrise Beach  
**\$3,000,000**  
5 bed | 3 bath | 2 car  
SOLD August 2025



1/44 Corsair Cresnet  
Sunrise Beach  
**\$2,200,000**  
3 bed | 2 bath | 2 car  
SOLD August 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*

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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*

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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*

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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*

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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*

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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.*

