
NOOSA PROPERTY MARKET UPDATE
3rd Quarter 2025

SUNSHINE 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,

Alexander Payne

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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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Sunshine Beach

Buyer enquiry remained steady through winter 2025 and certainly has picked up in early spring, with enquiry rates surging in late August and early September. There is measured confidence returning, aided by an interest rate cut, ongoing lifestyle migration and the region's ongoing appeal.

The median Sunshine Beach house price is currently sitting around \$2.5M on a rolling 12-months to late September, broadly consistent with the beginning of the quarter after a decrease from the beginning of the calendar year. This points to a largely stable quarter, with resilience at the premium end. Days on market have remained steady and are currently at 84 days.

Top (settled) house sales (of 14 transacted) included 36 Seaview Terrace at \$8.25M, 23 Ross Crescent at \$ 4.85M, 6 Maher Terrace at \$4.55M, and 3 McAnally Drive at \$4.5M. The top selling unit was 2/18 Bryan Street for \$3.25M with 8 units being sold during the period and a median now sitting at a \$1.475M and 56 days on market.

There are buyers, but we've seen more FOBO (Fear Of a Better Option) than FOMO (Fear Of Missing Out), and as such, buyers

have continued to take their time getting to contract in many cases. Presentation and realistic pricing are still key to gaining the best momentum to a sale. With limited comparable stock, targeted campaigns can unlock competitive outcomes, especially for renovated family homes and low-maintenance coastal dwellings.

There has indeed been a surge of renovations occurring throughout Sunshine Beach and I'm please to say that 20 Solway Drive, which I sold recently, is being lovingly restored, interestingly by a couple who renovated and recently sold a home on Pacific Avenue. It's great to see these iconic beach homes being bought back to life.

Buyer enquiry, along with stock, is improving incrementally as spring listings build, and quality homes that are priced correctly move quickly. For Q4 we expect an active market led by lifestyle demand, particularly driven by Brisbane downsizers and Victorians offloading land tax riddled Peninsula secondary homes.

Last 12 Months Activity

Realestate.com.au, Oct 2024 - Sept 2025

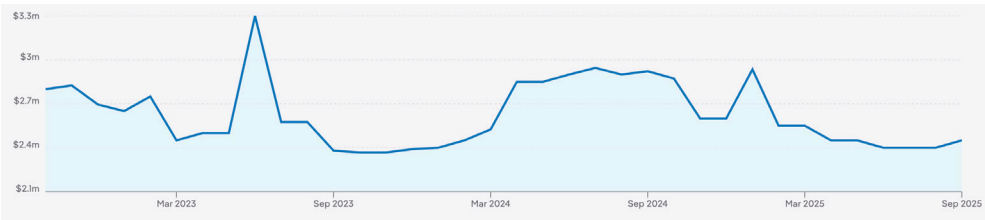
Median Sale Price
 **\$2,500,000**
Down 16.2% from last year

Sold Volume
 **38 sold**
Down 17.4% from last year

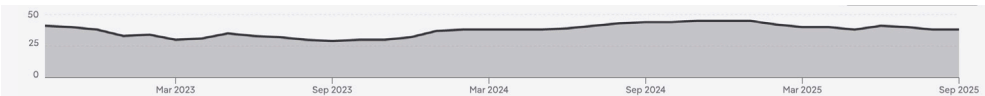
Price Growth
 **Down -16.2%**

Median Days on Market
 **77 days**
Up 29.6% from last year

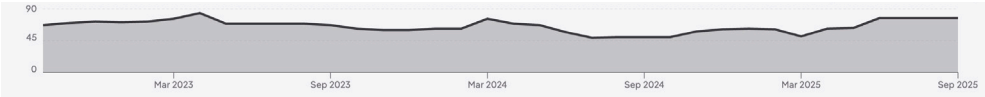
Median Sale Price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales (Houses)



36 Seaview Terrace
Sunshine Beach
\$8,250,000
5 bed | 4 bath | 2 car
SOLD Sept 2025



26 Belmore Terrace
Sunshine Beach
\$3,375,000
4 bed | 2 bath | 2 car
SOLD July 2025



23 Ross Crescent
Sunshine Beach
\$4,850,000
4 bed | 3 bath | 2 car
SOLD Aug 2025



2/18 Bryan Street
Sunshine Beach
\$3,225,000
2 bed | 3 bath | 2 car
SOLD September 2025



6 Maher Terrace
Sunshine Beach
\$4,550,000
4 bed | 3 bath | 2 car
SOLD July 2025



2/168 Edward Street
Sunshine Beach
\$2,870,000
3 bed | 2 bath | 2 car
SOLD August 2025



3 McAnally Drive
Sunshine Beach
\$4,500,000
4 bed | 3 bath | 2 car
SOLD July 2025



42 Pacific Avenue
Sunshine Beach
\$2,515,000
3 bed | 2 bath | 1 car
SOLD September 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.*

