Reed & Co.
ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2025

TEWANTIN

reedandco.co

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

0409 484 159
mark@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 — *Contents*

Tewantin

Between July 1 and September 30, 2025, Tewantin's property market demonstrated steady momentum in residential sales, mirroring broader regional dynamics across the Sunshine Coast. The suburb's housing sector showed resilience, supported by strong demand, limited supply, and its enduring appeal as a lifestyle destination.

By the end of the third quarter, the median house price in Tewantin reached approximately $1,175,000, reflecting a 3.2% increase over the preceding 12 months. This moderate yet consistent growth underscored the suburb's stability, with well-presented properties continuing to attract competitive interest. Reduced days on market indicated that quality homes, particularly those offering modern finishes and outdoor space, were securing swift buyer engagement.

Three-bedroom houses again stood out as a key driver of activity. The median price for these properties rose to around $990,000, recording annual growth of 4.1%. This performance highlighted their ongoing popularity with families and downsizers alike, balancing practicality with affordability.

Vacant land also continued to attract strong attention. Notably, two 506 sqm blocks on Moorindil Street sold for a combined total of $1,800,000, suggesting that land in Tewantin comes at a premium and often draws multiple interested parties. This activity reflects the sustained demand for opportunities to build in the suburb, particularly on well-located parcels of land.

Conversely, the unit market presented a more measured outcome. The overall median price for units remained steady at approximately $655,000, suggesting stability across the segment. However, three-bedroom units experienced a modest decline of 1.8%, with median prices easing to $865,000 by September. This shift indicated buyer preference for detached homes, a trend reinforced by ongoing demand for space, privacy, and larger landholdings.

Several factors shaped these results. Limited housing stock maintained upward pressure on prices, while local improvements such as the redevelopment of the Noosa Marina precinct enhanced buyer confidence in the area's long-term appeal. Broader lifestyle drivers, including Tewantin's proximity to beaches, riverfront, and community infrastructure, also contributed to sustained demand. In contrast, affordability pressures and changing demographics tempered growth in the larger unit category.

For investors, the housing market in Tewantin continued to offer strong prospects, with consistent capital appreciation and high levels of buyer activity suggesting stable returns. The unit market, while generally steady, required a more selective approach, particularly in segments facing softer demand.

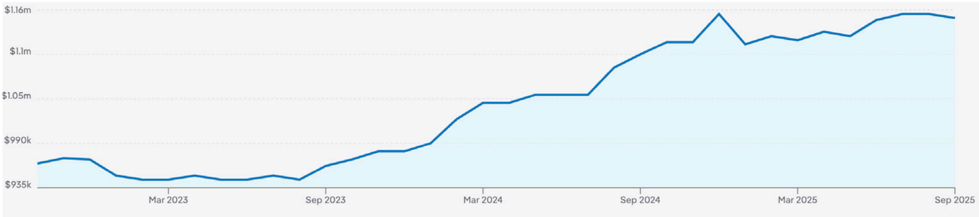
In summary, the third quarter of 2025 reinforced Tewantin's reputation as a reliable and attractive property market. Detached houses remained the strongest performers, while premium vacant land and selective unit segments highlighted the nuanced dynamics of the local market, underscoring the importance of careful property selection in a dynamic environment.

Last 12 Months Activity

Realestate.com.au, Oct 2024 - Sept 2025

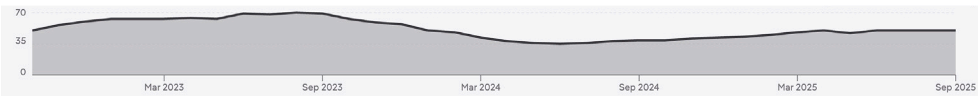
Median Sale Price	Sold Volume	Price Growth	Median Days on Market
$1,100,000	*204 sold*	*Up +4.1%*	*50 days*
Up 4.1% from last year	Down 4.2% from last year		Up 28.2% from last year

Median Sale Price (2 years)



Sold Volume (2 years)

Median Days on Market (2 years)



Top 8 Sales (Houses)

4 Ernest Street
Tewantin
$3,200,000
4 bed | 4 bath | 1 car
SOLD July 2025

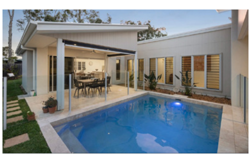
12 Birch Court
Tewantin
$1,560,000
5 bed | 3 bath | 3 car
SOLD August 2025

32 Eagle Drive
Tewantin
$2,050,000
3 bed | 2 bath | 2 car
SOLD August 2025

76 Werin Street
Tewantin
$1,495,000
3 bed | 2 bath | 2 car
SOLD July 2025

80-82 Moorindil Street
Tewantin
$1,800,000
Residential Land
SOLD July 2025

43 Hooper Crescent
Tewantin
$1,475,000
3 bed | 2 bath | 2 car
SOLD September 2025



7 Livingstone Street
Tewantin
$1,600,000
4 bed | 2 bath | 2 car
SOLD September 2025

56 McKinnon Drive
Tewantin
$1,475,000
4 bed | 2 bath | 2 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