

# Reed & Co.

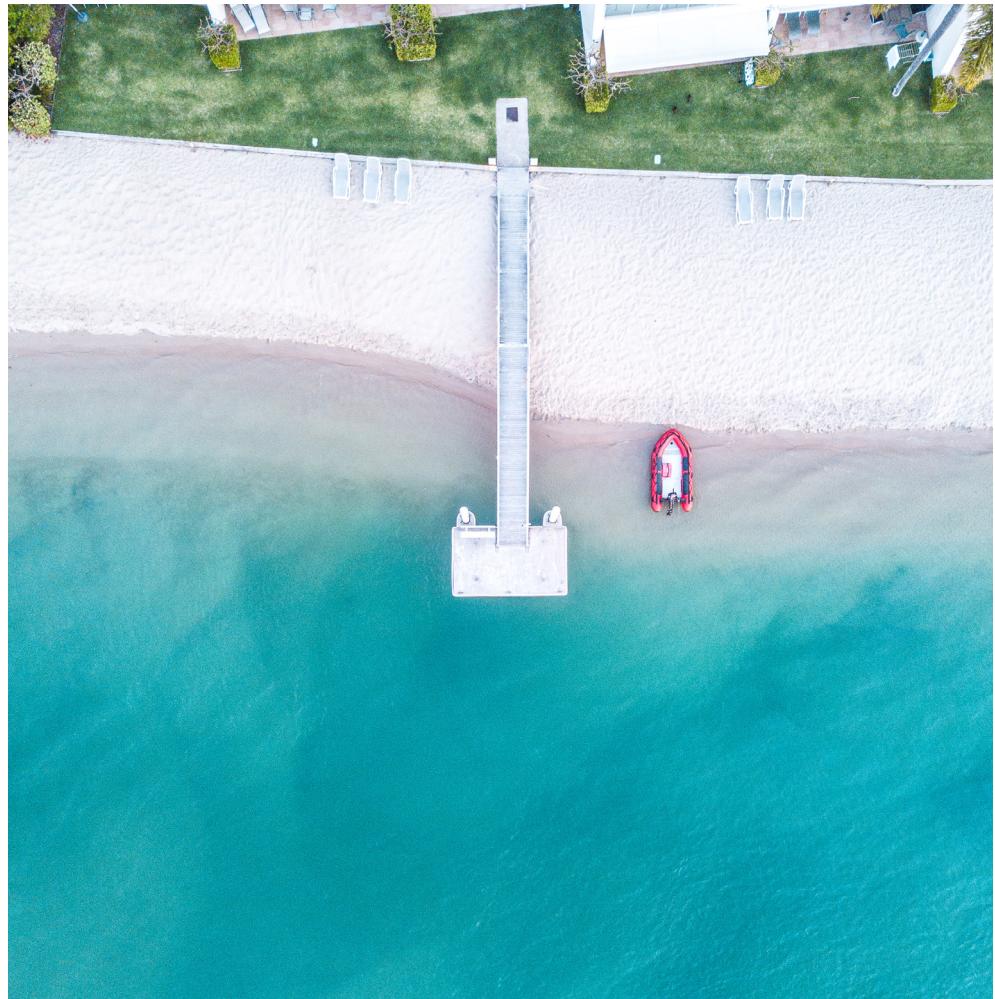
ESTATE AGENTS

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## NOOSA PROPERTY MARKET REPORT

Year 2025 in Review

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[reedandco.co](http://reedandco.co)



# Noosaville

Throughout 2025 Noosaville operated as a tightly held residential market, characterised by consistent buyer engagement, limited stock availability and clearly defined pricing tiers across both improved homes and waterfront land. Transaction outcomes reflected a market driven by fundamentals, with buyers demonstrating clear value expectations and vendors achieving strong results where pricing and presentation aligned with market conditions.

Median house values increased by 8.1% over the year. A total of 145 house sales were recorded, with most transactions occurring within the \$1.8 million to \$2.2 million price range. Average days on market were 59 days, aligning with historical averages and indicating balanced conditions for correctly priced properties.

Buyer demand throughout 2025 was strongest for homes that were newly constructed, extensively renovated, or positioned near the river and key lifestyle amenities. At the land level, 92 Hilton Terrace recorded a \$16.5 million absolute waterfront land sale, representing the highest Noosaville transaction for the year. This sale established a clear benchmark for waterfront land values and placed Noosaville in direct competition with premium land offerings along Noosa Parade.

Improved property sales further reinforced

this trend. 16 Laburnum Crescent, sold by Reed & Co., achieved \$6.15 million following a substantial architectural renovation. 65 Lake Weyba Drive sold for \$5.55 million, reflecting buyer demand for scale and privacy, while 13 Janet Street transacted at \$5.2 million, supporting continued demand for modern homes located close to the river.

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*Housing supply remained limited... contributing to sustained competition.*

*Donna Taylor*

Housing supply remained limited throughout the year. Noosaville's established urban footprint and existing planning controls continued to restrict the volume of new dwellings entering the market, contributing to sustained competition for well-located and well-presented properties.

Overall, 2025 confirmed Noosaville's position as a market defined by scarcity, pricing discipline and depth of buyer demand, with outcomes varying materially by location, asset quality and presentation.

# Last 12 Months Activity

Noosaville (Houses) Realestate.com.au, Jan 2025 - Dec 2025

Median Sale Price

 **\$2,000,000**

Up 8.1% from last year

Sold Volume

 **145 sold**

Down 0.7% from last year

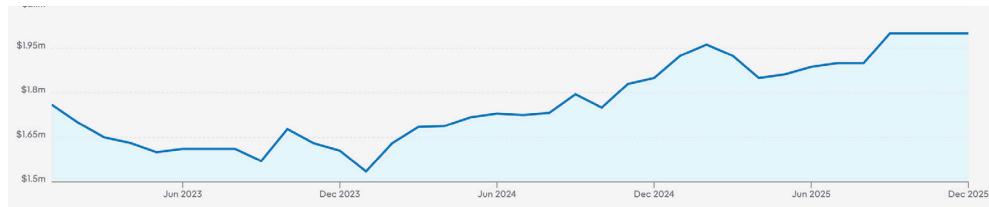
Price Growth

 **Up +8.1%**

Median Days on Market

 **59 days**

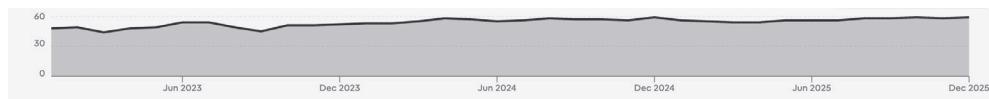
## Median Sale Price (2 years)



## Sold Volume (2 years)



## Median Days on Market (2 years)



## Top 8 Sales



92 Hilton Terrace  
Noosaville  
**\$16,500,000**  
Land  
SOLD February 2025



65 Lake Weyba Drive  
Noosaville  
**\$5,550,000**  
5 bed | 5 bath | 3 car  
SOLD January 2025



15 Wyuna Drive  
Noosaville  
**\$11,400,000**  
5 bed | 3 bath | 2 car  
SOLD March 2025



13 Janet Street  
Noosaville  
**\$5,200,000**  
4 bed | 3 bath | 2 car  
SOLD February 2025



17 Wyuna Drive  
Noosaville  
**\$9,500,000**  
4 bed | 2 bath | 2 car  
SOLD October 2025



135 Gympie Terrace  
Noosaville  
**\$4,850,000**  
5 bed | 3 bath | 2 car  
SOLD August 2025



16 Laburnum Crescent  
Noosaville  
**\$6,150,000**  
4 bed | 4 bath | 2 car  
SOLD April 2025



13 Russell Street  
Noosaville  
**\$3,500,000**  
4 bed | 4 bath | 3 car  
SOLD February 2025

# Reed & Community 2025 in Review

We believe that real estate is not just about buying or selling properties, but about creating meaningful connections and contributing to the overall well-being of the community. We strive to give back and support causes that are important to the Noosa community, whether it's through sponsorships, donations, or volunteering our time and resources. Ultimately, our commitment to the Noosa community is the driving force behind everything we do at Reed & Co. Estate Agents.



6 Peaks in 1 Day

May 2025

In a remarkable show of endurance, community spirit and generosity, 75 participants braved the incline of six Sunshine Coast peaks in just one day, raising \$63,210 for paediatric medical equipment in local and regional hospitals.



Charity Gala

June 2025

In a powerful demonstration of community, compassion and purpose, Reed & Co. Estate Agents hosted our 2025 Charity Gala at the Sofitel Noosa Pacific Resort. The event raised an outstanding \$216,061, funding vital pieces of paediatric medical equipment in collaboration with the Humpty Dumpty Foundation. This equipment is expected to save the lives of hundreds of children annually across regional Queensland hospitals and the Royal Flying Doctors Service.



## Primavera All’Italiana Ladies Luncheon

October 2025

Noosa turned out in style and spirit as Reed & Co. Estate Agents hosted our annual Primavera All’Italiana Ladies Luncheon at Locale Noosa. The sell-out afternoon gathered 143 guests and raised an impressive \$34,000 to support Santa’s Classy Helpers, helping bring the joy of Christmas to local families doing it tough over the Christmas period.



## The Carol Cruise

December 2025

Noosa glowed with Christmas magic during a memorable Carol Cruise this year. Featuring the award-winning Oriana Choir atop the Noosa Ferry, M.V. Miss Tewantin, captivating boating enthusiasts and picnic-goers with timeless carols throughout the flotilla, igniting the festive spirit across the waterways of Noosa.



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# Reed & Co. — Our Team

Reed & Co. Estate Agents is a values-driven real estate brand founded on authenticity, trust and local heritage.

With a proven ability to achieve exceptional results across the most sought-after sectors of the Noosa property market, our reputation is built on long-standing relationships and consistently strong outcomes. We are a smart, strategic property partner for buyers and sellers who value integrity, insight and performance.

As marketers in a digital-first world, we engage consumers long before they become buyers. Great teams drive great

results, and we work alongside the very best local talent in Noosa to deliver a seamless, high-quality experience at every stage of the property journey.

Blending youthful energy with multi-generational expertise, our team brings together more than 80 years of combined real estate experience, deeply rooted in Noosa and supported by national experience across the southern states. This depth of involvement gives us genuine insight into historical trends, current market conditions and future opportunities.



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