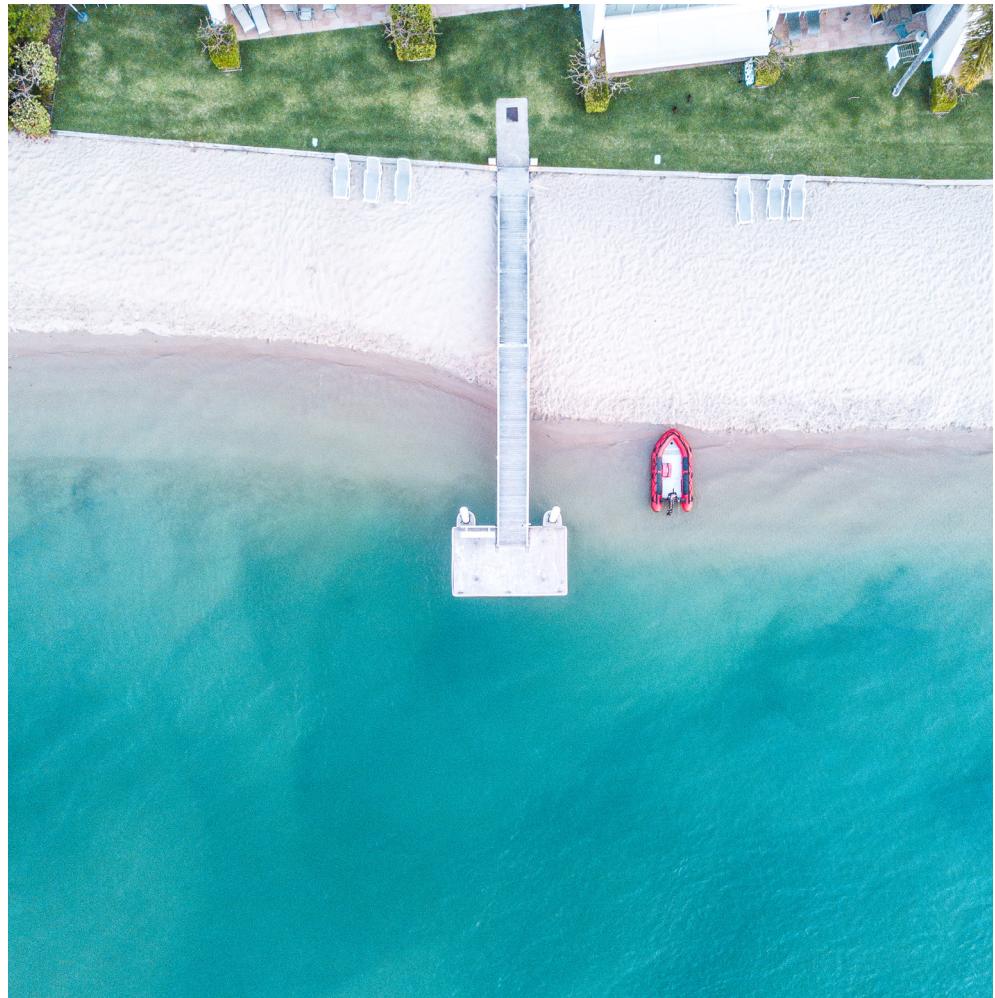


Reed & Co.

ESTATE AGENTS

NOOSA PROPERTY MARKET REPORT

Year 2025 in Review





Peregian Beach

Peregian Beach continued to perform as a highly desirable and tightly held coastal market throughout 2025, underpinned by consistent buyer demand and limited available stock. The suburb's lifestyle appeal, village atmosphere and proximity to Noosa once again translated into strong sales results across the year.

The median house price for Peregian Beach sits at approximately \$1.9 million, representing annual growth of over 21%, and highlighting the strength of buyer confidence across the suburb. While transaction volumes remained steady, with 87 house sales recorded over the past 12 months, demand consistently outpaced supply. Well located and well presented homes, particularly those within walking distance to the beach, Peregian Village and surrounding reserve corridors, attracted the strongest competition. Homes offering quality renovations or architectural design continued to achieve premium outcomes.

The upper end of the market remained particularly active, with several standout sales exceeding \$5 million. The sale of 90 Lake Vista Drive at \$8.2 million set a benchmark for the suburb in 2025, reinforcing buyer confidence in tightly held, blue-chip positions and lifestyle-led properties.

Owner occupier continued to dominate

sales activity, driven by a mix of local movers and interstate buyers seeking long-term coastal living. Downsizers remained active across low maintenance and single level homes, while families prioritised proximity to schools, green space and community amenities. Investor activity was measured, with a focus on long-term capital growth rather than short-term yield.

Detached housing remained the cornerstone of the Peregian Beach market, accounting for the majority of sales. Renovated and move-in-ready homes performed exceptionally well, while original properties on desirable land parcels attracted interest from buyers looking to renovate or rebuild. Median days on market sat at approximately 48 days, reinforcing the need for buyers to act decisively on quality offerings. Boutique townhouses and small-scale developments experienced steady demand where design quality and owner occupier appeal were prioritised.

Looking ahead to 2026, Peregian Beach is expected to remain a resilient and competitive market. With approximately 1,200 active buyers and fewer than 40 homes available at any one time, limited new supply and ongoing lifestyle driven demand are anticipated to continue supporting strong conditions, particularly within premium coastal pockets.

Last 12 Months Activity

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

Median Sale Price

 **\$1,900,000**

Up 21.3% from last year

Sold Volume

 **87 sold**

Down 8.3% from last year

Price Growth

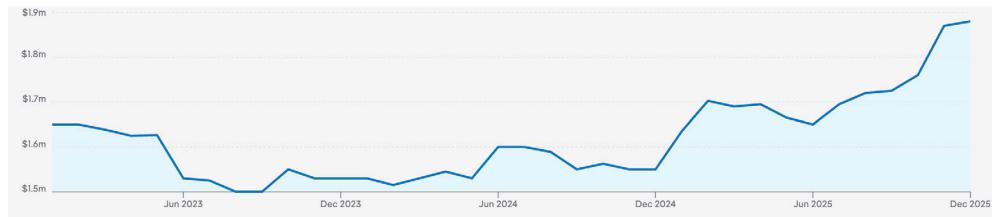
 **Up +21.3%**

Median Days on Market

 **48 days**

Up 2.1% from last year

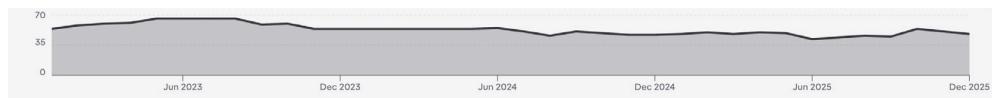
Median Sale Price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)



Top 8 Sales



90 Lake Vista Drive
Peregian Beach
\$8,200,000
2 bed | 2 bath | 10 car
SOLD June 2025



25 Pelican Street
Peregian Beach
\$7,500,000
4 bed | 4 bath | 2 car
SOLD November 2025



19 Shearwater Street
Peregian Beach
\$7,500,000
4 bed | 3 bath | 3 car
SOLD October 2025



22 Peregian Esplanade
Peregian Beach
\$6,355,000
4 bed | 2 bath | 3 car
SOLD July 2025



52 Avocet Parade
Peregian Beach
\$5,050,000
5 bed | 4 bath | 4 car
SOLD November 2025



44 Pelican Street
Peregian Beach
\$4,750,000
3 bed | 2 bath | 2 car
SOLD August 2025



56 Avocet Parade
Peregian Beach
\$4,425,000
4 bed | 2 bath | 2 car
SOLD December 2025



80 Lorieket Drive
Peregian Beach
\$4,425,000
4 bed | 2 bath | 1 car
SOLD January 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.



Scan the QR
code for more
information

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.



Adrian Reed
Founder & Director
0409 446 955
adrian@reedandco.co



Kate Cox
Licensed Estate Agent
0438 695 505
kate@reedandco.co



Monique Sommer
Licensed Estate Agent
0433 641 158
monique@reedandco.co



Chris Roche
Licensed Estate Agent
0424 610 414
chris@reedandco.co



Alexander Payne
Licensed Estate Agent
0407 194 146
alexander@reedandco.co



Cate Young
Licensed Estate Agent
0417 270 268
cate@reedandco.co



Tyler Robinson
Licensed Estate Agent
0448 946 112
tyler@reedandco.co



Jesse Malthouse
Licensed Estate Agent
0431 761 644
jesse@reedandco.co



Donna Taylor
Licensed Estate Agent
0414 554 214
donna@reedandco.co



Tony Cox
Sales Estate Agent
0402 003 773
tony@reedandco.co



Erin McCartin
Sales Estate Agent
0432 909 808
erin@reedandco.co



Bianca Pascoe
Office Manager
07 5323 0101
bianca@reedandco.co



Kirsti Summers
Marketing Manager
07 5323 0101
kirsti@reedandco.co



Molly Thompson
Administration
07 5323 0101
sales@reedandco.co

Thinking of selling?

*Scan the QR code to
value your property:*



reedandco.co