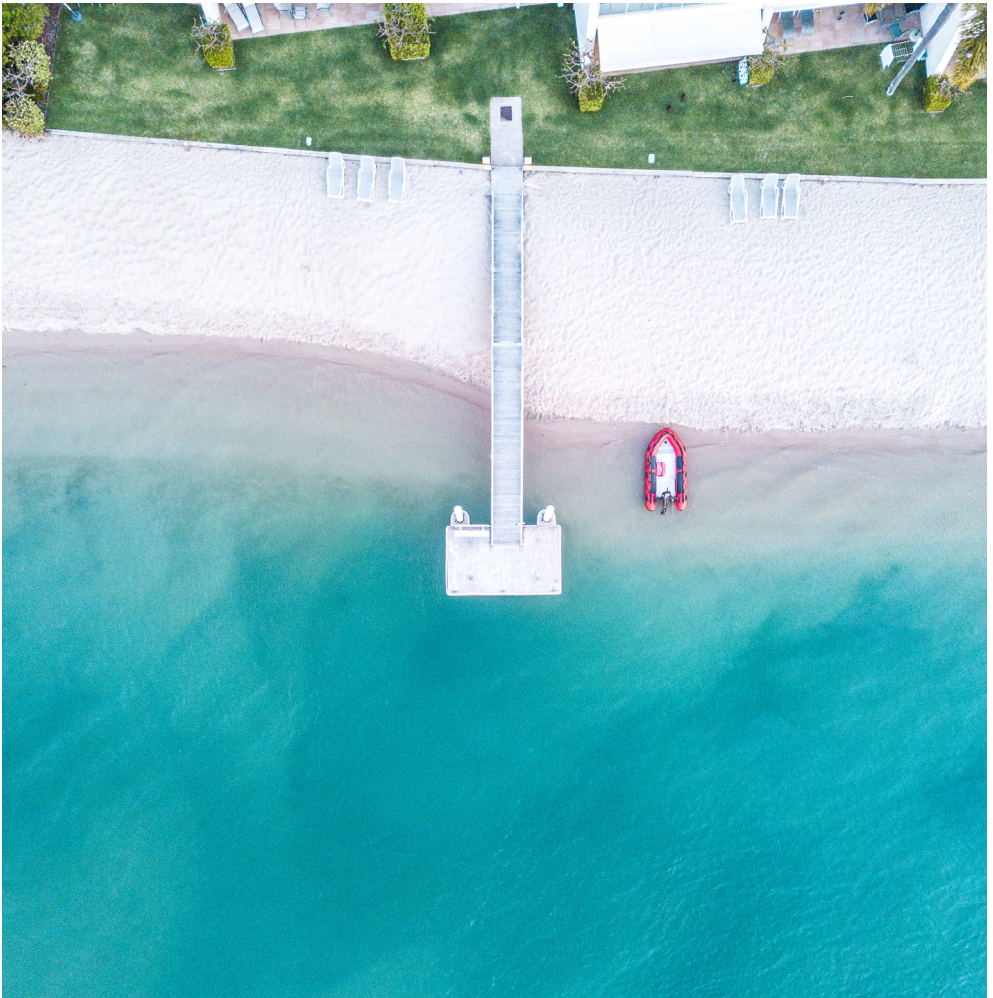


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# NOOSA PROPERTY MARKET REPORT

Year 2025 in Review

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# Sunrise Beach

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The property market in Sunrise Beach for 2025 was a two-speed year. The first half of the year was subdued, before picking up pace in the back half. The reasoning behind this was a greater number of properties on the market, giving buyers more properties to inspect and then moving to a decision to buy quicker. Once that momentum started, properties transacted at a faster rate.

“

*This year saw the median price of houses increase by 13.5% to \$2,100,000.*

*Chris Roche*

The year saw the median price of houses increase by 13.5% to \$2.1m. The volume of houses sold was up, median days on market dropped and potential buyers increased.

On the surface this presents as a stellar set of data. There has been a stickiness to houses for sale in the \$3m plus price range. Many at this level have remained on the market for an extended period or have been withdrawn. Our office has sold three houses in Sunrise Beach over the \$3m price bracket using our leading marketing

skills, committed buyer work and constant communication with our vendors to achieve some great results.


Sunrise Beach units have also enjoyed strong price growth to a median sale price of \$1m, up over 11% for the year. Units have been tightly held with the volume sold falling 43% to only 24. As you would expect, the days on market fell dramatically due to the smaller number selling and the potential buyers were also up.

Units for sale in & around the \$1m price bracket are being snapped up very quickly, with many being sold off market to a large pool of buyers. This trend will no doubt continue into 2026 as this price point is hugely popular to price sensitive buyers and people wanting to take advantage of government programs currently on offer.

The year ahead is shaping as a continuation of the momentum generated through the end of 2025. I am talking to many vendors planning to sell in early 2026. Hopefully the economic indicators will be favourable to mortgage holders, and the market will retain the confidence we are currently enjoying.

# Last 12 Months Activity

Sunrise Beach (Houses) Realstate.com.au, Jan 2025 - Dec 2025

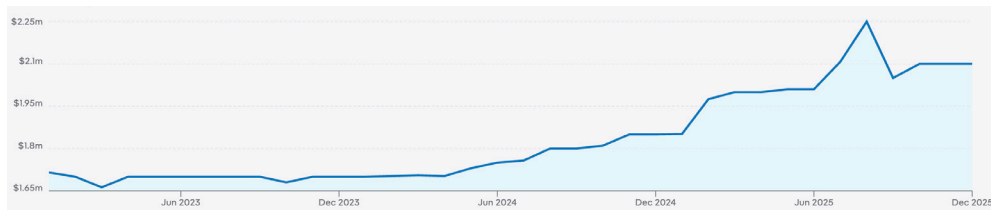
Median Sale Price  
 **\$2,100,000**  
 Up 13.5% from last year

Sold Volume  
 **63 sold**  
 Up 23.5% from last year

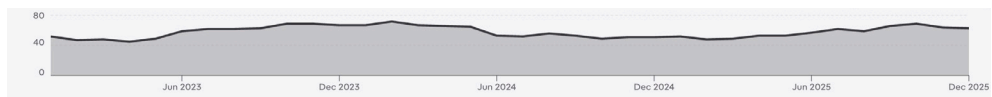
Price Growth  
 **Up +13.5%**

Median Days on Market  
 **50 days**  
 Down 21.9% from last year

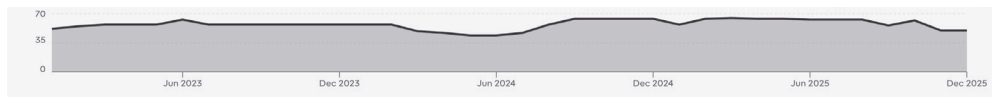
## Median Sale Price (2 years)



## Sold Volume (2 years)



## Median Days on Market (2 years)



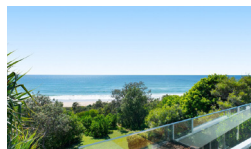
## Top 8 Sales



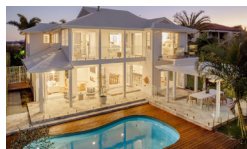
7/56 David Low Way  
 Sunrise Beach  
**\$28,500,000**  
 6 bed | 6 bath | 6 car  
 SOLD December 2025



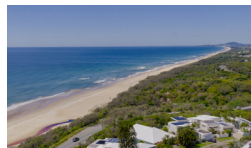
97 Orient Dive  
 Sunrise Beach  
**\$5,800,000**  
 6 bed | 3 bath | 2 car  
 SOLD August 2025



66 Tingira Crescent  
 Sunrise Beach  
**\$9,800,000**  
 4 bed | 4 bath | 2 car  
 SOLD March 2025



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



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



11 Paluma Street  
 Sunrise Beach  
**\$3,525,000**  
 5 bed | 4 bath | 3 car  
 SOLD September 2025



2 Compass Place  
 Sunrise Beach  
**\$6,200,000**  
 4 bed | 4 bath | 2 car  
 SOLD January 2025



54 Newfield Street  
 Sunrise Beach  
**\$3,075,000**  
 4 bed | 4 bath | 2 car  
 SOLD October 2025



# Reed & Community 2025 in Review

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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

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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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