
NOOSA PROPERTY MARKET UPDATE
1st Quarter 2026

DOONAN





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,

Tyler Robinson

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QR code to
connect.*





🏠 Median House Price
 🏡 Total Market Sales 12 Months
 ↕ Change in Median House Price
 Data from April 2025 - March 2026

Property Market Update

— *Contents*

Doonan Market Update
 Reed & Co. 6 Peaks in 1 Day
 Reed & Co. – Statistics that Speak for Themselves

page 4
page 6
page 7



Doonan

Doonan's property market entered 2026 with quiet confidence, building on the resilience of the previous year and reinforcing a clear trend: premium acreage in the Noosa hinterland remains firmly in demand.

The first quarter has highlighted a shift in buyer motivation, with purchasers increasingly seeking not just a home, but a lifestyle that cannot be replicated elsewhere. Doonan's ability to maintain price stability underscores the enduring aspect of expansive semi rural living.

A notable evolution this quarter has been the changing buyer profile. While upgraders and sea-changers have traditionally defined the market, there has been a clear influx of young families entering Doonan and neighbouring Tinbeerwah. This cohort is prioritising space, privacy, and community - seeking room for children to grow, access to quality schooling, and proximity to Noosa's coastline and amenities. This demographic shift is adding a new layer of depth to the area's long-term growth story.

Median days on market have remained

steady at 78, reflecting a market that is considered rather than urgent. Buyers are deliberate in their decision-making; however, well-presented properties continue to attract consistent interest and achieve strong outcomes.

Looking ahead, the fundamentals underpinning the Doonan and Tinbeerwah markets remain sound. Limited supply of quality acreage, sustained lifestyle-driven demand, and a broadening buyer base all point toward continued stability. As awareness of the hinterland lifestyle continues to grow, well-positioned properties are likely to benefit from ongoing demand.

In summary, Doonan remains a tightly held and evolving market, where lifestyle appeal, space, and strategic positioning continue to drive long-term value.

Last 12 Months Activity

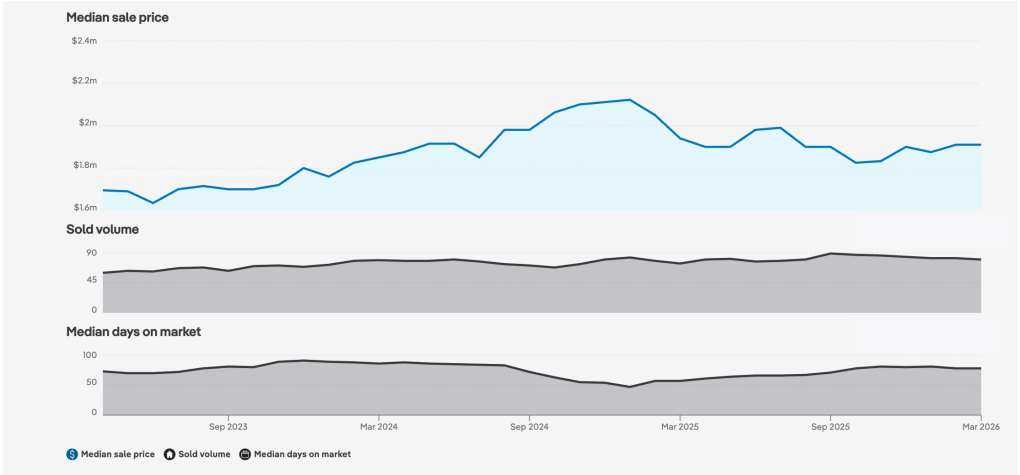
Realestate.com.au, April 2025 - March 2026

Median Sale Price
 **\$1,900,000**
 Down 1.6% from last year

Sold Volume
 **80 sold**
 Up 6.7% from last year

Price Growth
 **Down -1.6%**

Median Days on Market
 **78 days**
 Up 36.8% from last year



Top 8 Sales (Houses)



251 Duke Road
 Doonan
\$3,500,000
 5 Bed | 3 Bath | 3 Car
 SOLD March 2026



158 Valley Drive
 Doonan
\$2,125,000
 4 Bed | 2 Bath | 2 Car
 SOLD February 2026



135 Wust Road
 Doonan
\$3,250,000
 4 Bed | 3 Bath | 2 Car
 SOLD February 2026



71 Valley Drive
 Doonan
\$2,025,000
 4 Bed | 2 Bath | 2 Car
 SOLD January 2026



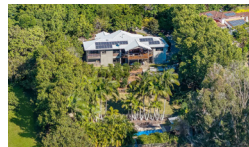
590 Sunrise Road
 Tinbeerwah
\$2,910,000
 4 Bed | 3 Bath | 2 Car
 SOLD March 2026



459 Sunrise Road
 Tinbeerwah
\$2,000,000
 4 Bed | 2 Bath | 2 Car
 SOLD February 2026



41 Livistona Drive
 Doonan
\$2,550,000
 4 Bed | 2 Bath | 2 Car
 SOLD January 2026



17 Panavista Court
 Doonan
\$1,900,000
 4 Bed | 2 Bath | 2 Car
 SOLD March 2026



6 Peaks in 1 Day *A Challenge with Purpose*



Our annual 6 Peaks in 1 Day is an epic endurance challenge that brings people together to push their physical and mental limits, all in support of a powerful cause.

Participants take on six mountains in a single day, raising vital funds for the Humpty Dumpty Foundation to provide life-saving paediatric equipment to local and regional hospitals.

Date: Sunday, 3rd May 2026

Fundraising Goal: We are aiming for \$70,000 this year!

It's more than just a physical feat - it's about making a real difference for sick children and their families. Register for the event, or donate to help ensure hospitals have the right equipment at the right time, giving kids the best possible chance when they need it most.

\$1.4M

Community Fundraising

Together with the generous Noosa community, we have now raised \$1,412,143, purchasing 106 pieces of vital paediatric medical equipment for our local Noosa and regional hospitals across Australia.

74

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 74 high performance and community-based events since opening in 2018.

602

Five-Star Reviews

Great service underlies a great sales experience, as well as a great result. This is evident in our 602 five-star reviews across realestate.com.au and RateMyAgent.

1,202

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.

\$1.4B

Total Sales

We are grateful for the opportunity to have facilitated \$1,416,788,247 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

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selling?*

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