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NOOSA PROPERTY MARKET UPDATE  
1st Quarter 2026

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NOOSA WATERS - WATERFRONT





This report has been carefully curated to help you navigate the Noosa 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,

*Adrian Reed*

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*Scan the  
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

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# Noosa Waters - Waterfront

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The Noosa Waters waterfront market recorded 23 transactions for the twelve months to 31 March 2026, compared with 26 transactions in the prior corresponding period. Total dollar volume came in at \$125.3 million, a 13.3 per cent reduction year on year. On the surface, those numbers tell a story of a market in retreat. The data beneath the surface tells a more considered one.

The median sale price rose 2.4 per cent to \$5.25 million. In a year where transaction volumes fell, every core price metric either held or strengthened. This is a market exercising discipline, not one losing confidence.

The reduction in total volume is largely explained by the absence of the ultra-premium transactions that defined the prior year. The previous twelve months included three sales above \$9 million, including a \$10.7 million result at 54 The Peninsula. Strip those from the comparison and the remaining market is statistically near-identical across both periods. The \$5 million to \$7 million band was unchanged at nine transactions. The \$7 million to \$10 million band also held at three.

October 2025 was the standout month in the current period, with six transactions


settling totalling \$35.3 million. The market then moved through a quieter November and December before re-emerging with purpose in the first quarter of 2026: \$4.5 million in January for 22 Neptune, \$6.2 million for 31 Shorehaven Drive in February, and \$7.5 million for 5 The Promontory in March. The trajectory through Q1 2026 is upward.

That final result, 5 The Promontory at \$7.5 million, carries a history worth noting. The same property last transacted at \$2.3 million in November 2012. That is a 226 per cent total return over 13 years, compounding at 9.27 per cent per annum. A tangible, liveable, irreplaceable asset in a geographically constrained market, quietly building wealth through every cycle of uncertainty the global economy produced in the intervening years.

For owners considering their position, that number makes the case better than any macro commentary can. Prestige waterfront property in Noosa does not need a perfect economic environment. It needs patience, correct pricing, and the right representation. The fundamentals here are not fragile. They are structural.

# Last 12 Months Activity

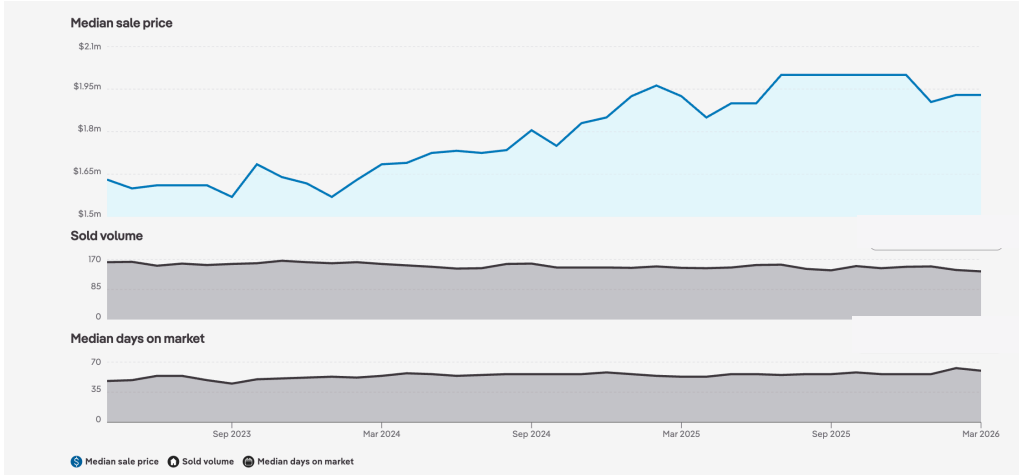
Noosa Waters - Waterfront, April 2025 - March 2026

Median Sale Price  
 **\$5,250,000**  
 Up 2.4% from last year

Sold Volume  
 **23 sold**  
 Down 11.5% from last year

Price Growth  
 **Up 2.4%**

Median Days on Market  
 **46 days**



Noosaville 4566 (Houses), Realstate.com.au, April 2025 - March 2026

## Top Sales (Houses)



5 The Promontory  
 Noosa Waters  
**\$7,500,000**  
 4 Bed | 4 Bath | 3 Car  
 SOLD March 2026



31 Shorehaven Drive  
 Noosa Waters  
**\$6,200,000**  
 4 Bed | 4 Bath | 2 Car  
 SOLD February 2026



27 Seamount Quay  
 Noosa Waters  
**\$7,250,000**  
 5 Bed | 5 Bath | 3 Car  
 SOLD October 2025



7 Riverbreeze Avenue  
 Noosa Waters  
**\$6,200,000**  
 5 Bed | 3 Bath | 2 Car  
 SOLD October 2026



17 Waterside Court  
 Noosa Waters  
**\$6,850,000**  
 5 Bed | 4 Bath | 3 Car  
 SOLD October 2025



10 Mermaid Quay  
 Noosa Waters  
**\$4,725,000**  
 4 Bed | 3 Bath | 2 Car  
 SOLD October 2025



9 The Anchorage  
 Noosa Waters  
**\$6,325,000**  
 5 Bed | 4 Bath | 2 Car  
 SOLD October 2025



22 Neptune Circuit  
 Noosa Waters  
**\$4,500,000**  
 4 Bed | 3 Bath | 2 Car  
 SOLD January 2026



# *6 Peaks in 1 Day* *A Challenge with Purpose*

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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, 3<sup>rd</sup> 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*

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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*

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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*

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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*

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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*

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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**

*Thinking of  
selling?*

*Scan the QR code  
to value your home.*

