
NOOSA PROPERTY MARKET UPDATE
1st Quarter 2026

SUNRISE BEACH





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,

Chris Roche

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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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Sunrise Beach

The last 12 months to the end of March 2026 has continued the strong price growth experienced over recent years in Sunrise Beach.

Houses during this period are up 8.6% to a median price of \$2,200,000. The trend is favourable for property owners and reflects the increasing difficulty of buying a home in Sunrise Beach for under \$2m in the not too distant future. The number of houses sold has remained fairly consistent at 66, similar to the past five years. On average, houses are taking 50 days to sell.

Sunrise Beach units are also increasing in value, up 18.9%. Units remain tightly held, with only 25 sold in the past 12 months. As expected, due to the scarcity of units on the market, they are taking an average of just 29 days to sell.


With a median price of \$1,100,000, units are extremely popular with price-sensitive buyers. While stock levels remain low, continued strong growth is expected for the remainder of the year.

The remainder of 2026, although marked by global uncertainty, should continue to be a good time to buy and sell property in Sunrise Beach. The area has traditionally remained resilient during times of turmoil, largely due to its iconic location and consistent buyer demand. Sunrise is also widely known as a family-friendly suburb, supported by local shops, schools, sporting facilities, parks, and, best of all, expansive open beaches where you can always find a place to put your towel.

Another factor contributing to optimism for 2026 is the continued strong performance of the Brisbane market. Increasing numbers of buyers are coming from Brisbane, either cashing out their equity or purchasing with a view to relocating within the next 5–10 years. There appears to be no sign of Brisbane slowing down.

Last 12 Months Activity

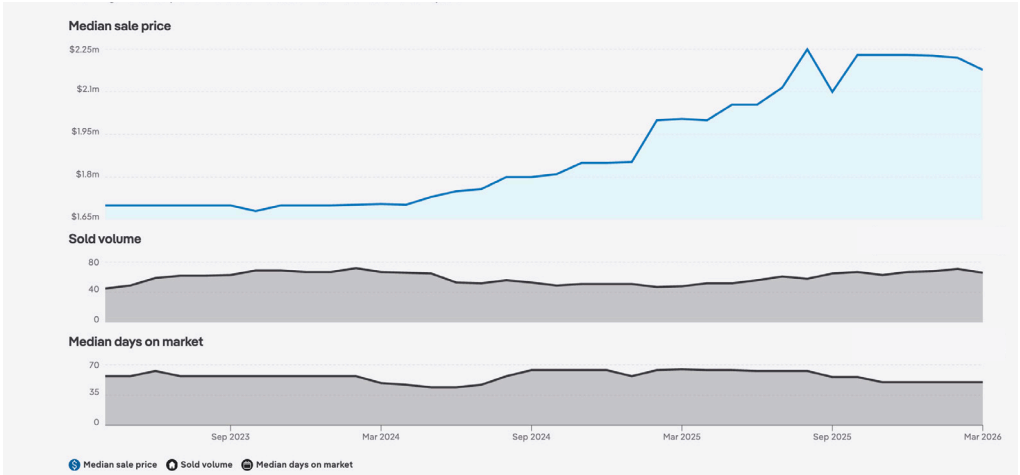
Realestate.com.au, April 2025 - March 2026

Median Sale Price
 **\$2,200,000**
 Up 8.6% from last year

Sold Volume
 **66 sold**
 Up 37.5% from last year

Price Growth
 **Up 8.6%**

Median Days on Market
 **50 days**
 Down 23.1% from last year



Top 8 Sales (Houses)



17 Netherby Rise
 Sunrise Beach
\$5,120,000
 4 Bed | 2 Bath | 2 Car
 SOLD February 2026



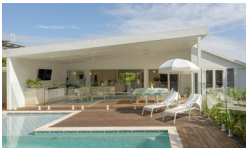
25 Resolute Street
 Sunrise Beach
\$2,225,000
 4 Bed | 3 Bath | 2 Car
 SOLD January 2026



4 Netherby Rise
 Sunrise Beach
\$3,250,000
 4 Bed | 2 Bath | 2 Car
 SOLD January 2026



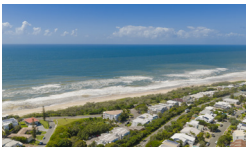
7 Gretel Court
 Sunrise Beach
\$2,220,000
 4 Bed | 2 Bath | 2 Car
 SOLD February 2026



18 Boxsell Rise
 Sunrise Beach
\$3,000,000
 5 Bed | 3 Bath | 3 Car
 SOLD January 2026



19 Liberty Place
 Sunrise Beach
\$2,135,000
 3 Bed | 3 Bath | 2 Car
 SOLD January 2026



30 Ventura Street
 Sunrise Beach
\$2,620,000
 4 Bed | 2 Bath | 2 Car
 SOLD February 2026



46 Newfield Street
 Sunrise Beach
\$1,950,000
 4 Bed | 3 Bath | 1 Car
 SOLD February 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

*Thinking of
selling?*

*Scan the QR code
to value your home.*

