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# NOOSA PROPERTY MARKET REPORT

Financial Year 2025/26 in Review

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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*

0448 946 112  
tyler@reedandco.co

*Scan the  
QR code to  
connect.*



# Property Market Report

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# Doonan

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The 2025–26 financial year confirmed the pattern Doonan has held: a market moving on its own terms, rather than the market's terms being set for it. The median house prices have remained steady through turbulent times - indicating buyers are recognising genuine value in the hinterland lifestyle.

Days on market rose 25% over the financial year. That's not a market losing momentum; it's a market where buyers are taking their time, Doonan buyers aren't rushed and they aren't panicked - they're deliberate, giving a decision of this size the consideration it deserves, and being more selective about what they commit to. The vendors seeing success are the ones meeting the market on its own terms - pricing to feedback and buyer sentiment rather than to expectation, and being rewarded for it. Properties positioned this way continue to transact; those that aren't sit and wait for the market to come to them. In a market where buyers are this considered, positioning is doing more work than ever.

The demographic shift that emerged early in the year has only become more

pronounced. Young families continue to move into Doonan and Tinbeerwah in greater numbers, drawn by the same things that have always defined this pocket of the hinterland - space, privacy, and proximity to Noosa without the density of the coast. This broadening buyer base is quietly changing the character of demand here, layering family-driven urgency on top of the traditional upgrader and lifestyle buyer.

Looking to the new financial year, nothing in the fundamentals have changed. Genuine acreage remains scarce, the lifestyle proposition remains unmatched, and the buyer pool keeps widening rather than thinning. For sellers, that's the real signal worth acting on.

In summary, FY2025/26 confirms a market on solid footing - one where buyers are seeing and paying for genuine value, and where vendors who meet the market are being rewarded for it.

*Tyler Robinson*  
0448 946 112

# Last 12 Months Activity

Realestate.com.au, July 2025 - June 2026

Median Sale Price  
 **\$1,992,500**  
Up 0.6% from last year

Sold Volume  
 **86 sold**  
Up 10.3% from last year

Price Growth  
 **+0.6%**

Median Days on Market  
 **83 days**  
Up 25.8% from last year

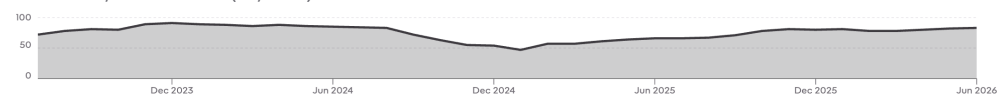
Median sale price (2 years)



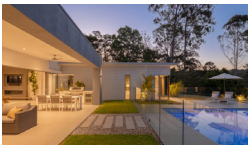
Sold Volume (2 years)



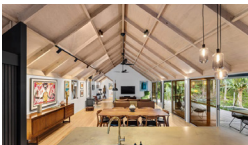
Median Days on Market (2 years)



## Top Sales FY 2025/26



163 Valley Drive  
Doonan  
**\$3,945,000**  
5 Bed | 3 Bath | 6 Car  
SOLD April 2026



133 Duke Road  
Doonan  
**\$2,750,000**  
4 Bed | 2 Bath | 6 Car  
SOLD May 2026



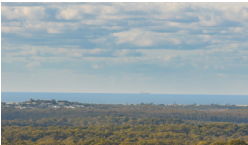
43 Worba Lane  
Tinbeerwah  
**\$3,150,000**  
4 Bed | 2 Bath | 4 Car  
SOLD May 2026



349-355 Sunrise Road  
Doonan  
**\$2,730,000**  
4 Bed | 2 Bath | 3 Car  
SOLD April 2026



14 Bonavista  
Doonan  
**\$3,100,000**  
5 Bed | 3 Bath | 3 Car  
SOLD April 2026



15 Naturalist Place  
Doonan  
**\$2,675,000**  
5 Bed | 2 Bath | 5 Car  
SOLD May 2026



43 Viewland Drive  
Doonan  
**\$2,800,000**  
5 Bed | 3 Bath | 3 Car  
SOLD March 2026



51-63 Panorama Drive  
Doonan  
**\$2,625,000**  
5 Bed | 3 Bath | 6 Car  
SOLD April 2026



# Reed & Co. 6 Peaks in 1 Day

**\$55,107**

*raised, purchasing 9  
pieces of live-saving  
paediatric medical  
equipment*

Fifty-five climbers have conquered six Sunshine Coast peaks in a single day, raising an incredible \$55,107.80 to purchase 9 pieces of life-saving paediatric medical equipment for our local and regional hospitals.

Organised by Reed & Co. Estate Agents, in partnership with the Loyal Foundation and Humpty Dumpty Foundation, 6 Peaks in 1 Day continues to grow as one of Noosa's most inspiring community fundraising initiatives - combining physical endurance, purpose and community spirit in support of sick children and local hospitals.

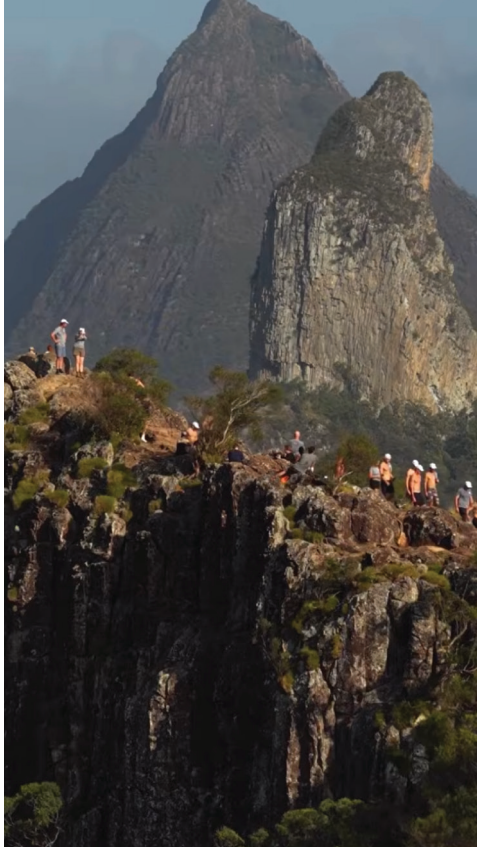
Beginning before sunrise at Wild Horse Mountain and finishing with the gruelling climb up Pomona's Mount Cooroora, participants pushed through more than 15km kilometres of hiking, steep ascents and physical exhaustion, united by a common goal: making a meaningful difference for children in need.

The annual challenge was backed by major sponsors Satori Advisory and Judo Bank, alongside valued supporters including ViHit, Flow State Plumbing Services, and volunteer drivers with busses courtesy from Good Shepherd Lutheran College.

“

*To witness this level of generosity,  
year after year, is truly humbling.  
Our community continues to show  
up with heart, purpose and an  
unwavering commitment to making  
a difference. Together, we are helping  
save lives.*

Adrian Reed



Founder and Director of Reed & Co., Adrian Reed, said the event is about far more than climbing mountains.

"This challenge pushes people well beyond their comfort zones, but every single step has purpose," Mr Reed said.

"The right equipment, in the right place, at the right time, saves lives. That's what this event is really about."

"What continues to amaze me every year is the willingness of people in our community to show up for something bigger than themselves. The energy, commitment and generosity from everyone involved was incredible."

Since launching in 2018, Reed & Co., together with the Loyal Foundation and Humpty Dumpty Foundation, has now raised more than \$1.46 million, funding 115 pieces of vital paediatric medical equipment for local and regional hospitals across Australia.

A highlight of the day was the final race up

Pomona's Mount Cooroora to crown the King and Queen of the Mountain.

Participants celebrated the achievement at Pomona Distilling Co. following the event, reflecting on the impact the funds raised will have on children and families across the region.



**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

## Reed & Co. — Our Team

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Reed & Co. is a brand built on values, authenticity and local heritage.

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*Reed & Co. is built on a multi-generational and long-standing passion and commitment to Noosa.*

*Adrian Reed*

With proven ability to achieve extraordinary results in the most desired sectors of the Noosa property market, and an indivisible reputation based on building long standing relationships, Reed & Co. is the smart choice property partner.

Marketers in a digital world, engaging consumers long before they become buyers.

Great teams drive great results and we are partnered with the best talent in Noosa, delivering exceptional service to buyers and sellers alike.

Combining youth & enthusiasm with multi-generational experience, we hold over 80 years of real estate experience combined, principally in Noosa but also nationally throughout the southern states. This thorough involvement within the industry gives us tremendous insight into the local market, the trends, current movements & future forecasts.

We collaborate with world-class partners to ensure we're able to deliver a complete end to end service to our clients.

We chase results, and that's made us Noosa's fastest-growing agency, with agents who consistently outperform the rest.



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



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



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



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



**Sheridan Hodgetts**  
Licensed Estate Agent  
0419 491 448  
sheridan@reedandco.co



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



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



**Aimee Curatolo**  
Sales Associate  
0467 563 382  
aimee@reedandco.co



**Jordan Clune**  
Sales Representative  
0493 847 312  
jordan@reedandco.co



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



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



**Ellie Brady**  
Administration  
07 5323 0101  
sales@reedandco.co

