
NOOSA PROPERTY MARKET REPORT

Financial Year 2025/26 in Review





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

Sheridan Hodgetts

0419 491 448
sheridan@reedandco.com

*Scan the
QR code to
connect.*



Property Market Report

— *Contents*

Noosa Hinterland

page 04

Reed & Co. 6 Peaks in 1 Day

page 06

Reed & Co. – Our Team

page 08



Noosa Hinterland

The Noosa Hinterland delivered another quarter of solid growth, with the lifestyle appeal of the acreage and village markets continuing to draw buyers out of the coast and into the hills. Confidence held firm despite broader economic uncertainty, and demand consistently outpaced the limited supply of quality homes and land. The hinterland's blend of space, character and genuine community, all within easy reach of Noosa Heads, kept both local and interstate buyers competing for well-positioned property.

Eumundi was the standout performer of the region. The house market recorded a median sale price of \$1,740,000, an exceptional 38.5% annual increase, with 64 houses changing hands over the year. Demand ran deep, with more than 2,570 active buyers searching the suburb against just 31 homes available in the past month. Buyers remained willing to pay a premium for character homes and usable acreage close to the village, and while the considered nature of higher-value purchases saw homes average 71 days to sell, quality listings were tightly contested.

Pomona continued its strong run, posting a median house price of \$1,270,000, up 15.5% on the year. More than 2,050 active buyers competed for just 29 homes available in the past month across 61 sales, at a median 49 days on market. The unit market was quieter, easing 9.7% to \$695,000 from limited turnover.

Cooroy delivered steady, broad-based gains. The house market lifted 12.2% to a median of \$1,195,000 across 79 sales, the strongest volume in the region, selling in a median 56 days. Units also performed well, up 12.4% to \$860,000, reflecting genuine demand for entry-level lifestyle stock.

Across all three towns, constrained supply remained the defining feature, with buyer numbers far outweighing available homes. The hinterland heads into the next quarter from a position of strength. With lifestyle demand showing no sign of easing and stock levels remaining tight, conditions continue to favour sellers, although growth is expected to moderate following a period of sustained gains.

Sheridan Hodgetts
0419 491 448

Last 12 Months Activity: Eumundi

Realestate.com.au, July 2025 - June 2026

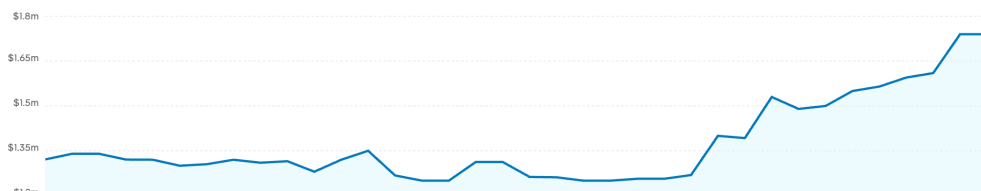
Median Sale Price
 **\$1,740,000**
 Up 38.5% from last year

Sold Volume
 **64 sold**
 Up 16.4% from last year

Price Growth
 **+38.5%**

Median Days on Market
 **71 days**
 Down 4% from last year

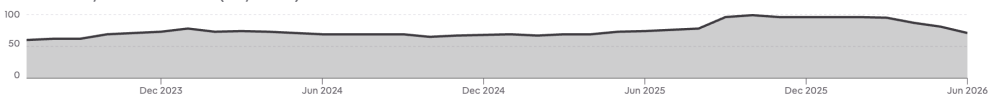
Median sale price (2 years)



Sold Volume (2 years)



Median Days on Market (2 years)



Top Sales FY 2025/26



58 Panorama Drive
 Eumundi
\$2,675,000
 4 Bed | 2 Bath | 4 Car
 SOLD May 2026



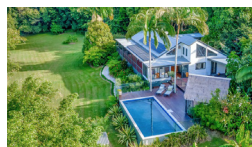
15 Dierdre Drive
 Eumundi
\$1,875,000
 5 Bed | 2 Bath | 6 Car
 SOLD May 2026



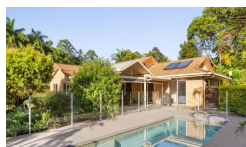
348-356 Eumundi Range
 Road, Eumundi
\$2,785,000
 6 Bed | 3 Bath | 5 Car
 SOLD June 2026



22 Mount Eerwah Vista
 Drive, Eumundi
\$1,800,000
 4 Bed | 3 Bath | 2 Car
 SOLD May 2026



63 Martins Road
 Cooroy
\$2,060,000
 3 Bed | 2 Bath | 2 Car
 SOLD March 2026



9 Pine Tree Drive West
 Lake Macdonald
\$1,750,000
 6 Bed | 4 Bath | 6 Car
 SOLD May 2026



28 Orana Avenue
 Pomona
\$1,890,000
 6 Bed | 3 Bath | 8 Car
 SOLD March 2026



9 Hayward Road
 Lake Macdonald
\$1,675,000
 4 Bed | 2 Bath | 2 Car
 SOLD June 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.

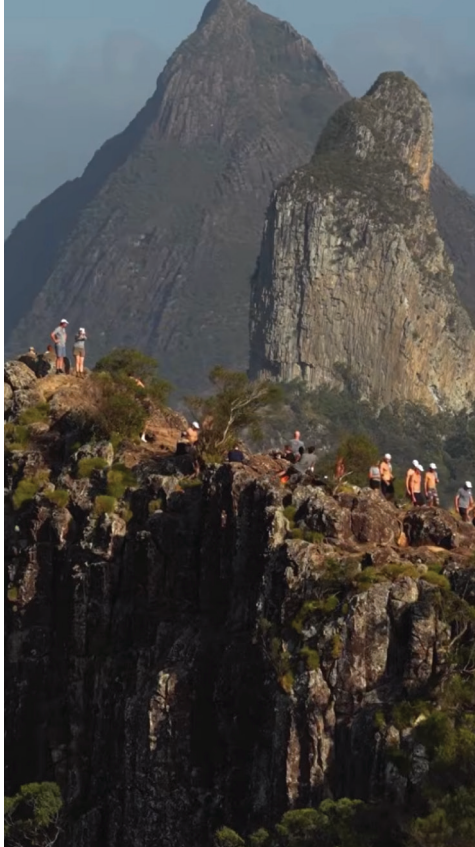
Beginning before sunrise at Wild Horse Mountain and finishing with the gruelling climb up Pomona's Mount Cooroora, participants pushed through more than 15km kilometres of hiking, steep ascents and physical exhaustion, united by a common goal: making a meaningful difference for children in need.

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.

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*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

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

