
NOOSA PROPERTY MARKET REPORT

Financial Year 2025/26 in Review





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,

Monique Sommer

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*Scan the
QR code to
connect.*



Property Market Report

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Noosa Waters & Surrounding Estates

The latest 12 months show a market that is quieter in transaction volume but firmer in price. Across Noosa Waters non-waterfront properties, 28 homes transacted in the financial year compared to 40 in the previous financial year - a 30% fall in sales volume. Total value also eased from \$84.38 million to \$62.37 million, down 26.1%, reflecting fewer sellers coming to market rather than a collapse in values.

Price performance tells the stronger part of the story. The median Noosa Waters non-waterfront sale price lifted from \$1,975,000 to \$2,125,000, up 7.6%, while the average sale price rose from \$2,109,438 to \$2,227,464, up 5.6%. This confirms buyer demand remains solid for well-positioned, well-presented dry-block homes, particularly those offering scale, renovation quality and a move-in-ready standard. The highest sale of the period at 70 Shorehaven Drive, a renovated 5 bedroom, 4 bathroom home on 740sqm selling for \$3,300,000 in December 2025.

The upper end remains resilient, although it has not broadened materially. Sales above

\$2.5 million slipped from nine to eight, and sales above \$3 million moved from three to two. The middle of the market, however, strengthened, with 18 of 28 sales in FY2025/26 achieving \$2 million or more, compared with 20 of 40 the year before. That shift shows the \$2 million benchmark is now less of a ceiling and more of the centre of gravity for family homes in the estate.

Time on market has increased - realestate.com.au's published Noosaville house measure shows median days on market at 59 days for FY2024/25 and 66 days for July 2025 to June 2026. That seven-day increase matters: buyers are active, but not rushed. Correct pricing, strong presentation and early buyer engagement remain critical. The best homes are still attracting competition; over-priced homes are simply taking longer to meet the market.

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Last 12 Months Activity

Noosaville - Realestate.com.au, July 2025 - June 2026

Median Sale Price

 **\$2,000,000**

Up 5.3% from last year

Sold Volume

 **130 sold**

Down 15.4% from last year

Price Growth

 **+5.3%**

Median Days on Market

 **66 days**

Up 17.9% from last year

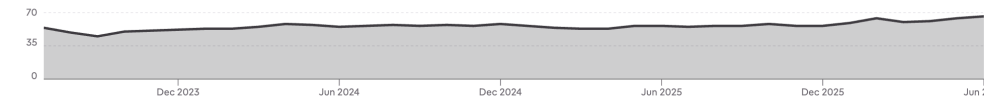
Median sale price (2 years)



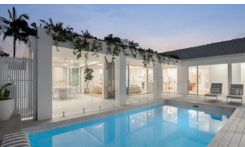
Sold Volume (2 years)



Median Days on Market (2 years)



Top Sales FY 2025/26



70 Shorehaven Drive
Noosa Waters
\$3,300,000
5 Bed | 4 Bath | 2 Car
SOLD December 2025



7 Treasure Cove
Noosaville
\$2,660,000
4 Bed | 3 Bath | 2 Car
SOLD September 2025



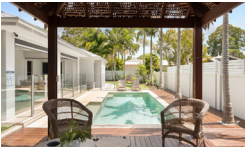
41 Regatta Circuit
Noosaville
\$3,175,000
5 Bed | 4 Bath | 2 Car
SOLD November 2025



21 Shipyard Circuit
Noosa Waters
\$2,650,000
5 Bed | 3 Bath | 2 Car
SOLD October 2025



27 Aquamarine Circuit
Noosa Waters
\$2,950,000
4 Bed | 2 Bath | 3 Car
SOLD January 2026



27 Seacove Court
Noosa Waters
\$2,550,000
5 Bed | 3 Bath | 2 Car
SOLD April 2025



68 Shorehaven Drive
Noosa Waters
\$2,740,000
3 Bed | 3 Bath | 2 Car
SOLD August 2025



34 Rani Circuit
Noosaville
\$2,525,000
4 Bed | 3 Bath | 2 Car
SOLD July 2025



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.

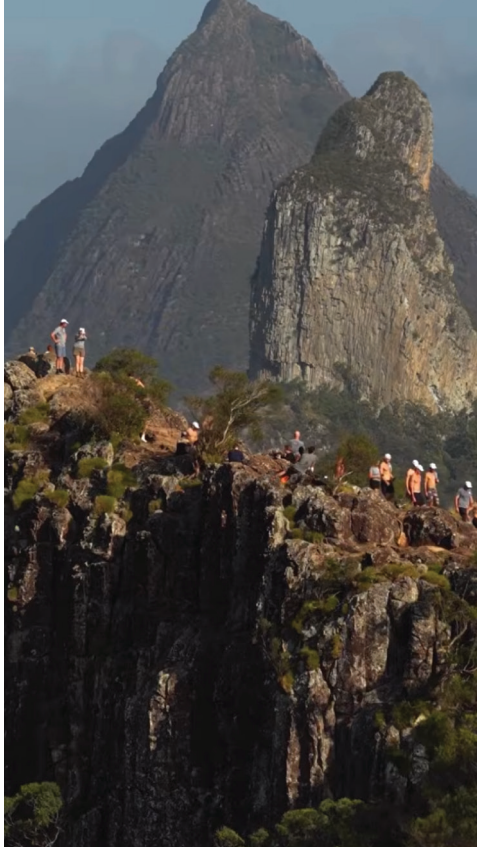
Beginning before sunrise at Wild Horse Mountain and finishing with the gruelling climb up Pomona's Mount Cooroora, participants pushed through more than 15km kilometres of hiking, steep ascents and physical exhaustion, united by a common goal: making a meaningful difference for children in need.

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.



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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.



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