
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,

Donna Taylor

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*Scan the
QR code to
connect.*



Property Market Report

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Peregian Beach

The opportunity for sellers at Peregian Beach has rarely been better. With a median house price of \$1,937,500, up 16.9% on the year before, Peregian Beach is one of the standout performers across the Noosa region, and the buyers know it. What sellers should know is that this is one of the best windows to come to market in years. The demand is real, the results speak for themselves, and that combination does not sit still forever. There are currently 2,481 people actively searching for a home here, and the sales this year show exactly what that demand delivers.

The story of FY2025/26 at Peregian Beach is more volume, more confidence, firmer price. We recorded 90 sales for the year, up from 85 the year prior, with median days on market sitting at 59. Buyers are considered rather than rushed, which means the right property, priced and presented well, is still attracting serious competition.

Peregian Beach continues to offer something that is genuinely hard to replicate. The beach, the village, great cafes and restaurants, and the national park right at the doorstep. It has its own identity, its own pace, and its own community feel that is distinct from anywhere else on the coast. Just far enough from the hustle of Noosa Heads to feel like a world of its own, while still being 13 minutes up the road. That balance is exactly what buyers are chasing.

The majority are coming from within the Noosa region itself, families and couples ready to trade the hinterland or the Noosa hub for a sea change, and increasingly from Brisbane, where buyers are making a permanent lifestyle decision rather than a holiday one. These are committed, well-funded people who know what they want and move decisively when the right home comes up.

The top sales for the year speak for themselves. 25 Pelican Street set the tone at \$7,500,000, followed by 316 David Low Way at \$6,550,000 in just 21 days, and 22 Peregian Esplanade at \$6,355,000. Further down the price range, the pace picked up. 44 Pelican Street sold in 17 days at \$4,750,000, and 47 Spoonbill Street rounded out the year with a \$3,350,000 result in June.

The market at Peregian Beach does not reward hesitation, from either side of the transaction. Sellers who price correctly and present well are finding buyers fast. Buyers who wait for a better deal are watching good homes go. With nearly 2,500 people actively searching and only 42 homes available in the past month, the imbalance between supply and demand is not easing anytime soon. If you are thinking about making a move, now is the time to have the conversation. I would love to help you get there.

Donna Taylor, 0414 554 214

Last 12 Months Activity

Realestate.com.au, July 2025 - June 2026

Median Sale Price
 **\$1,937,500**
 Up 16.9% from last year

Sold Volume
 **90 sold**
 Up 2.3% from last year

Price Growth
 **+16.9%**

Median Days on Market
 **59 days**
 Up 40.5% from last year

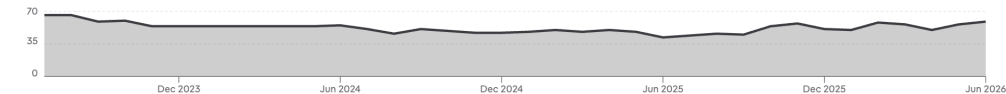
Median sale price (2 years)



Sold Volume (2 years)



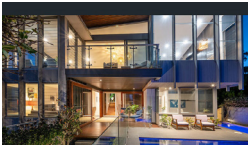
Median Days on Market (2 years)



Top Sales FY 2025/26



25 Pelican Street
 Peregian Beach
\$7,500,000
 4 Bed | 4 Bath | 2 Car
 SOLD November 2025



44 Pelican Street
 Peregian Beach
\$4,750,000
 3 Bed | 2 Bath | 2 Car
 SOLD August 2025



316 David Low Way
 Peregian Beach
\$6,550,000
 4 Bed | 5 Bath | 2 Car
 SOLD December 2025



56 Avocet Parade
 Peregian Beach
\$4,425,000
 4 Bed | 2 Bath | 2 Car
 SOLD December 2025



22 Peregian Esplanade
 Peregian Beach
\$6,355,000
 4 Bed | 2 Bath | 3 Car
 SOLD July 2025



31 Kestrel Crescent
 Peregian Beach
\$4,025,000
 4 Bed | 2 Bath | 2 Car
 SOLD February 2026



52 Avocet Parade
 Peregian Beach
\$5,050,000
 5 Bed | 4 Bath | 4 Car
 SOLD November 2025



47 Spoonbill Street
 Peregian Beach
\$3,350,000
 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.

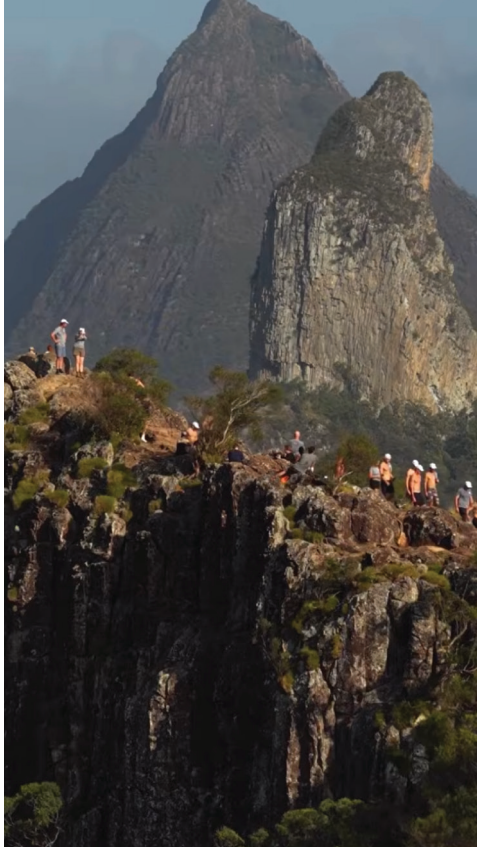
Beginning before sunrise at Wild Horse Mountain and finishing with the gruelling climb up Pomona's Mount Cooroora, participants pushed through more than 15km kilometres of hiking, steep ascents and physical exhaustion, united by a common goal: making a meaningful difference for children in need.

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.



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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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