
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,

Chris Roche

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*Scan the
QR code to
connect.*



Property Market Report

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Sunrise Beach

Sunrise Beach delivered another year of impressive growth during the FY2025/26, building on the strong momentum established in FY2024/25. Buyer confidence remained resilient despite broader economic uncertainty, with demand continuing to outpace the limited supply of quality homes and well-located units. The suburb's enviable coastal lifestyle, proximity to Noosa Heads and consistent long-term performance continued to attract both local and interstate buyers.

The house market recorded a median sale price of \$2.23 million, representing 8.5% annual growth, up from \$1.90 million in FY2024/25. While properties continued to attract solid buyer interest, the median time on market improved to 54 days, down from 63 days, highlighting a more competitive marketplace for quality homes. Buyers remained willing to pay a premium for renovated residences, contemporary designs and homes positioned within easy walking distance of the beach.

The unit market was the standout performer over the year. The median unit price surged to \$1.16 million, an exceptional 24.1% increase on the previous financial year and well above the 7.5% growth recorded in

FY2024/25. Although transaction numbers eased slightly, with 30 unit sales compared to 35 the previous year, demand remained strong, particularly for premium apartments and townhouses offering lifestyle appeal. Median days on market also improved from 32 days to 29 days, reflecting continued buyer competition for quality stock.

Limited supply continued to underpin price growth across both market segments. At the close of the financial year, buyer enquiry remained robust, with more than 1,280 active buyers searching for houses and 745 buyers seeking units, reinforcing the ongoing imbalance between supply and demand.

Overall, Sunrise Beach remains one of the Sunshine Coast's premier coastal markets. The combination of sustained capital growth, improving selling conditions and resilient buyer demand demonstrates the suburb's enduring appeal to owner-occupiers, lifestyle buyers and investors alike. With stock levels remaining relatively tight and the area's lifestyle credentials continuing to attract interstate interest, the market enters FY2026–27 from a position of strength, although future price growth is expected to moderate following two consecutive years of solid gains.

Chris Roche, 0424 610 414

Last 12 Months Activity

Realestate.com.au, July 2025 - June 2026

Median Sale Price
 **\$2,230,000**
Up 8.5% from last year

Sold Volume
 **59 sold**
Up 5.4% from last year

Price Growth
 **+8.5%**

Median Days on Market
 **54 days**
Down 14.3% from last year

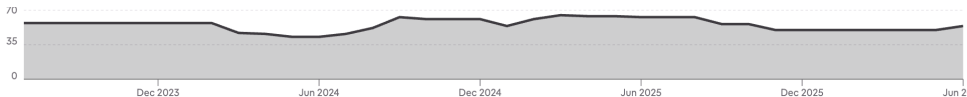
Median sale price (2 years)



Sold Volume (2 years)



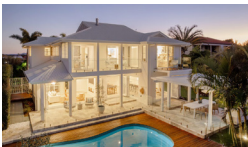
Median Days on Market (2 years)



Top Sales FY 2025/26



7/56 David Low Way
Sunrise Beach
\$27,000,000
6 Bed | 6 Bath | 2 Car
SOLD December 2025



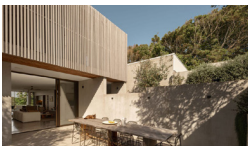
30 Captains Court
Sunrise Beach
\$4,200,000
4 Bed | 2 Bath | 2 Car
SOLD August 2025



72 Tingira Crescent
Sunrise Beach
\$7,500,000
4 Bed | 3 Bath | 3 Car
SOLD August 2025



30 Sobraon Street
Sunrise Beach
\$3,575,000
4 Bed | 2 Bath | 2 Car
SOLD October 2025



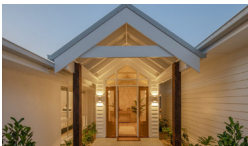
97 Orient Drive
Sunrise Beach
\$5,800,000
6 Bed | 3 Bath | 2 Car
SOLD August 2025



11 Paluma Street
Sunrise Beach
\$3,525,000
5 Bed | 4 Bath | 3 Car
SOLD September 2025



65A Orient Drive
Sunrise Beach
\$4,450,000
4 Bed | 3 Bath | 2 Car
SOLD December 2025



54 Newfield Street
Sunrise Beach
\$3,075,000
4 Bed | 4 Bath | 2 Car
SOLD October 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.

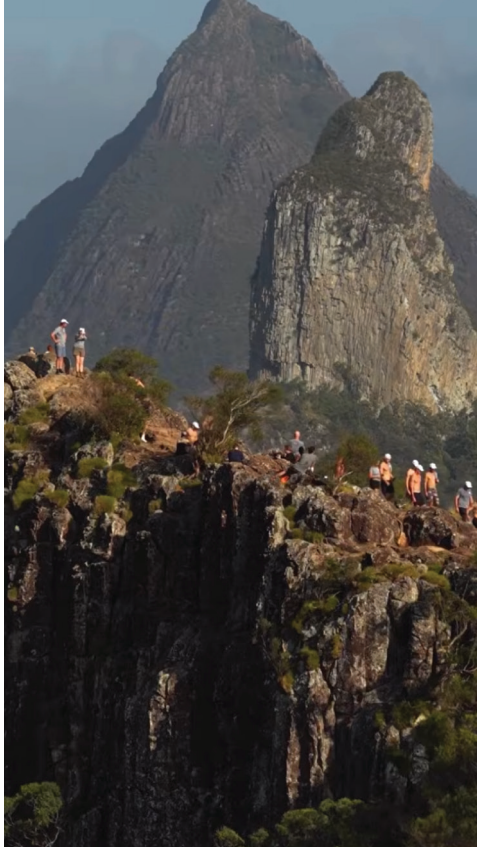
Beginning before sunrise at Wild Horse Mountain and finishing with the gruelling climb up Pomona's Mount Cooroora, participants pushed through more than 15km kilometres of hiking, steep ascents and physical exhaustion, united by a common goal: making a meaningful difference for children in need.

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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