Reed & Co.
ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2026

EUMUNDI



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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.co

Scan the QR code to connect.



Property Market Update — *Contents*

Eumundi Market Update *page 4*
The Carol Cruise presented by Reed & Co. *page 6*
Reed & Co. – Statistics that Speak for Themselves *page 7*



Eumundi

Eumundi and the surrounding hinterland moved through winter with steady activity, even as the wider economy gave buyers reason to pause.

Buyers stayed interested, but higher interest rates and economic uncertainty encouraged a more considered approach. After holding the cash rate at 4.35% in August, the Reserve Bank lifted it to 4.60% on 29 September, the fourth increase this year and the highest level in 15 years. Buyers want to feel confident in both the property and the price before committing.

Recent sales across Eumundi, Eerwah Vale and Belli Park show quality property is still meeting the market. Highlights included a landholding on Solar Road at $3 million, a four-bedroom Memorial Drive home at $2.26 million, land on Musavale Road, Eerwah Vale at $1.85 million, and a six-bedroom Belli Park property at $1.55 million. Acreage and larger holdings featured strongly, and in a market like ours the type of property sold can shape quarterly results as much as any change in underlying values.

The longer term figures give better perspective. Eumundi's median house price was $1,490,000 for the 12 months to August 2026, up 6.4% on the previous year. Fifty-seven houses sold over that period, with a median of 68 days on market.

Supply is healthy, with 29 houses available in Eumundi over the past month. Well-presented homes priced in line with the market stand out, while those that miss the mark can sit longer.

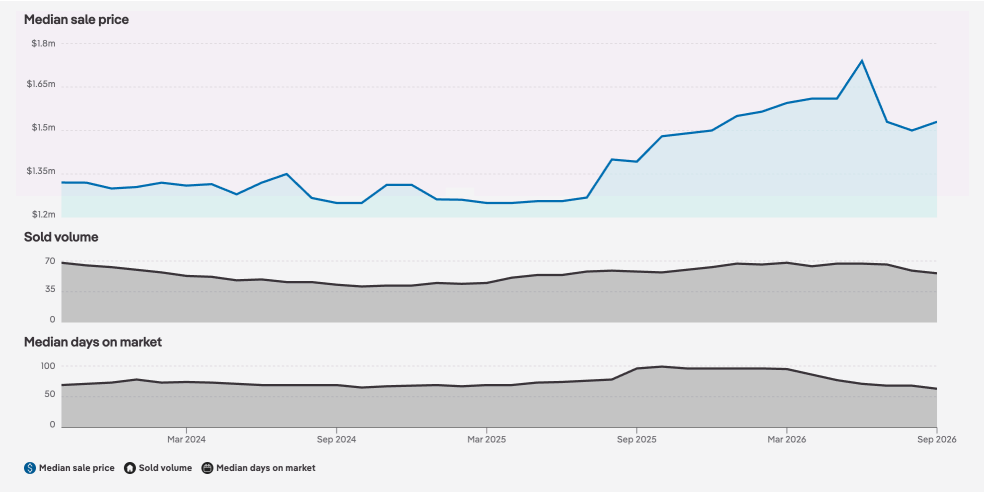
For sellers, presentation and realistic pricing remain central to a successful campaign. For buyers, this is a good window to weigh options without the urgency of a stronger market.

Interest in the hinterland lifestyle remains strong, with more than 2,200 buyers tracking Eumundi houses on realestate.com.au. The spring selling season will show whether that interest turns into renewed confidence.

Last 12 Months Activity

Eumundi houses, Realestate.com.au, October 2025 - September 2026

Median Sale Price	Sold Volume	Price Growth	Median Days on Market
$1,530,000	*56 sold*	*Up 9.9%*	*63 days*
Up 9.9% from last year	Down 1.7% from last year		Down 34.4% from last year



Top 8 Sales

ADDRESS	BED	BATH	CAR	SOLD	SALE PRICE
32 Solar Road Eumundi		Land		September 2026	*$3,000,000*
105 Memorial Drive Eumundi	4	2	4	September 2026	*$2,260,000*
52 Musavale Road Eerwah Vale		Land		August 2026	*$1,850,000*
43 William Road Eumundi	4	3	4	September 2026	*$1,700,000*
361-365 Eumundi Range Road Eumundi	3	1	4	July 2026	*$1,700,000*
127B Memorial Drive Eumundi	4	3	3	August 2026	*$1,650,000*
398 Skyring Creek Road Belli Park	6	2	4	July 2026	*$1,550,000*
33A Memorial Drive Eumundi	3	1	2	July 2026	*$1,330,000*



The Carol Cruise presented by Reed & Co.

We invite you to join us for our
annual Carol Cruise.

Saturday, 19th of December from 4:30PM.

Set up with your family and friends
along the riverbank,

OR

Get your boat ready to follow the Noosa Ferry,
Miss Tewantin, along the Noosa River!

Let's celebrate the festive season together,
singing along to carols by the Oriana Choir
and the Sunshine Coast Youth Choir.



$1.5M

Community Fundraising

Together with the generous Noosa community, we have now raised $1,478,831, purchasing 115 pieces of vital paediatric medical equipment for our local Noosa and regional hospitals across Australia.

76

Collaborations

In the pursuit to innovate and grow, we strive to collaborate at every opportunity. In doing so, we can proudly say we have facilitated 76 high performance and community-based events since opening in 2018.

552

Five-Star Reviews

Great service underlies a great sales experience, as well as a great result. This is evident in our 552 five-star reviews across realestate.com.au and RateMyAgent.

1,300

Valued Clients

We deliver a world class, complete end to end service to our clients. We have proven our ability to achieve extraordinary results, helping 1,300 buyers and sellers in the most desired sectors of the Noosa property market.

$1.5B

Total Sales

We are grateful for the opportunity to have facilitated $1,544,845,247 in total sales since opening our doors in 2018, a huge achievement for our small team of high performing agents.

*Total agency statistics since launch in September 2018

Thinking of selling?

Scan the QR code to value your home.



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