Reed & Co.
ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2026

NOOSA WATERS WATERFRONT



reedandco.co



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,

Adrian Reed

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Scan the QR code to connect.



Property Market Update — *Contents*

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



Noosa Waters Waterfront

More waterfront houses changed hands at Noosa Waters this year than last: 23 sales worth $132M, up from 21 worth $124.6M. The median eased 7% to $5.3M, and that reflects which houses sold rather than a fall in value. Nine sales landed between $4M and $5M, up from six, and that part of the canal market did most of the trading. Measured on land value, the median moved from $7,125 to $7,202 per square metre. Like for like, waterfront values have held flat, a little steadier than the wider LGA.

The top end is steady rather than stretched. There were two sales above $8M in each year: 54 The Peninsula ($10.7M) and 45 Saltwater Avenue ($9.6M) last year, then 39 Masthead Quay ($10M) and 19 The Peninsula ($9.4M) this year.

The recent change is pace. Ten waterfront houses sold between April and September last year. This year it was seven, and only two have recorded for the September quarter, against five a year ago.

Two of our last four waterfront sales here never reached the portals, so they don't show up in the official figures. In a quarter with only two recorded sales, they matter.

Sales to call out

- 5 The Promontory: $7,500,000, Mar 2026, sold in nine days. It last sold for $6.4M in Jan 2022, so it gained 17% in just over four years.
- 15 The Promontory: $6,800,000, Jun 2026, sold off market in 16 days.
- 43 Saltwater Avenue: $4,600,000, Jul 2026, sold off market in 42 days with no open homes.
- 41 Shorehaven Drive: $4,125,000, Jul 2026, after a full public campaign.

Reed & Co sold nine of the 23 waterfront houses in the past 12 months, worth $50.1M, up from four the year before.

Last 12 Months Activity

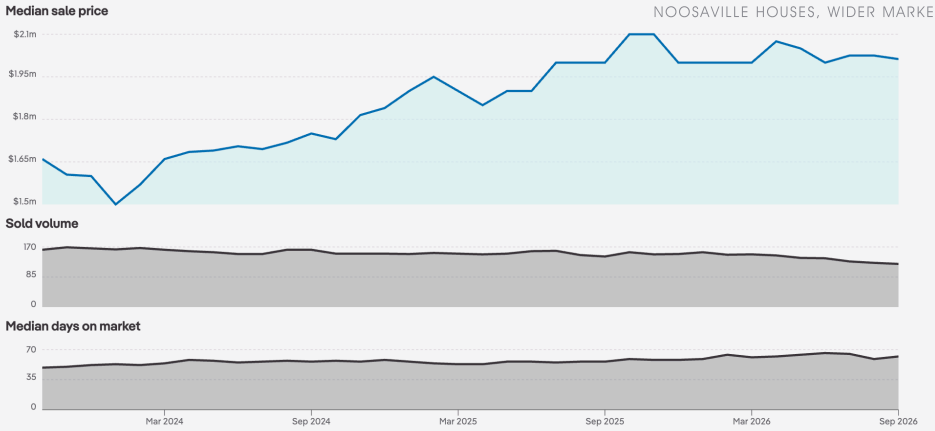
Noosaville houses, Realestate.com.au, October 2025 - September 2026

Median Sale Price
$2,012,500
Up 0.6% from last year

Sold Volume
123 sold
Down from 145 last year

Price Growth
Up 0.6%

Median Days on Market
60 days
Up from 54 days last year



Top 8 Waterfront Sales

ADDRESS	BED	BATH	CAR	SOLD	SALE PRICE
39 Masthead Quay Noosa Waters	4	4	3	April 2026	*$10,000,000*
19 The Peninsula Noosa Waters	5	3	6	April 2026	*$9,400,000*
5 The Promontory Noosa Waters	4	4	3	March 2026	*$7,500,000*
15 The Promontory Noosa Waters	5	3	3	June 2026	*$6,800,000*
18 Masthead Quay Noosa Waters	4	3	2	March 2026	*$5,500,000*
7 The Peninsula Noosa Waters	4	3	2	May 2026	*$5,300,000*
43 Saltwater Avenue Noosa Waters	4	2	2	July 2026	*$4,600,000*
13 Topsails Place Noosa Waters	4	3	2	April 2026	*$4,200,000*

Waterfront sales of $3.7M and above, 12 months to 30 September 2026. Source: Cotality sales data and Reed & Co records. Recent sales may still be recording.



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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