Reed & Co.
ESTATE AGENTS

NOOSA PROPERTY MARKET UPDATE

3rd Quarter 2026

SUNRISE BEACH



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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,

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Scan the QR code to connect.



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Sunrise Beach

The 12 months to the end of September 2026 has seen Sunrise Beach hold its ground as one of Noosa's most sought-after coastal suburbs.

Houses are up 5.7% over this period to a median price of $2,200,000. While growth has eased from the double-digit gains of recent years, Sunrise Beach has outperformed several of its neighbours, with Noosa Heads and Sunshine Beach both recording softer results over the same period.

The median price peaked at around $2.3m in May before dipping through winter, then recovered strongly in September. Short-term movement like this is normal in a smaller market, where a handful of premium sales can shift the median either way. The longer trend remains clearly upward.

A total of 53 houses sold in the past 12 months, down from around 62 the year before. Fewer homes coming to market has kept buyer competition strong, and it shows in how quickly property is moving. Houses are now taking a median of 40 days to sell, down from around 55 days this time last year.

The standout result of the quarter was 34 Orient Drive, a six-bedroom home that sold for $4,800,000 in August. The top eight sales for the quarter totalled $18,760,000, with seven of the eight achieving $1,750,000 or more.

Units are also in demand, with 2/3 Corsair Crescent selling for $2,200,000 and 9/2 Orealla Crescent for $1,700,000, a clear sign buyers will pay for quality and location.

Looking ahead, the outlook for Sunrise Beach remains positive. Stock is tight, homes are selling faster and buyer demand is consistent. The suburb's appeal is as strong as ever: a relaxed, family-friendly community with local shops, schools, sporting facilities and, best of all, a long stretch of open beach where you can always find a spot to put your towel.

Spring and early summer are traditionally among the busiest times of year for Noosa property. If you are thinking of selling, now is a great time to talk to us about where your home sits in today's market.

Last 12 Months Activity

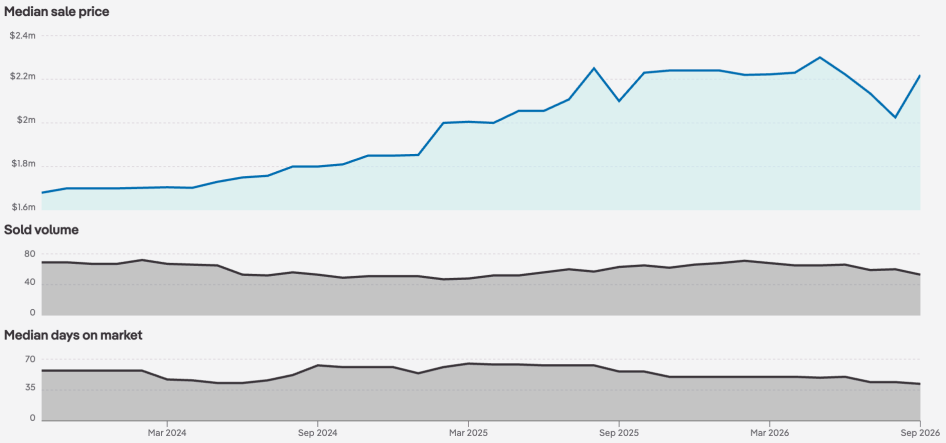
Realestate.com.au, October 2025 - September 2026

Median Sale Price
$2,200,000
Up 5.7% from last year

Sold Volume
53 sold
Down from 62 last year

Price Growth
Up 5.7%

Median Days on Market
40 days
Down from 55 days last year



Top 8 Sales

ADDRESS	BED	BATH	CAR	SOLD	SALE PRICE
34 Orient Drive Sunrise Beach	6	4	2	August 2026	*$4,800,000*
20 Ben Lexcen Drive Sunrise Beach	5	2	2	August 2026	*$2,400,000*
2/3 Corsair Crescent Sunrise Beach	3	3	2	September 2026	*$2,200,000*
19 Corsair Crescent Sunrise Beach	5	4	2	September 2026	*$2,075,000*
21 Captains Court Sunrise Beach		Land		August 2026	*$1,950,000*
4 Commodore Court Sunrise Beach	4	3	2	July 2026	*$1,885,000*
2 Goldcrest Court Sunrise Beach	4	2	2	August 2026	*$1,750,000*
9/2 Orealla Crescent Sunrise Beach	3	2	1	August 2026	*$1,700,000*



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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