

An aerial photograph of Maroochy Waters, showing a large, winding body of water with several islands and peninsulas. The water is a deep blue-green color, and the surrounding land is covered in dense green vegetation. In the background, the ocean is visible with a sandy beach and some buildings. In the foreground, there is a small island with a few buildings and a pier.

Bela HOLBROOK

MAROOCHY WATERS MARKET UPDATE

July – September 2025

PropertyToday



OVERVIEW JULY – SEPTEMBER 2025

MAROOCHY WATERS WATERFRONT HOUSES

HIGHEST SALE PRICE.

\$2,950,000

SOLD BY PropertyToday

AUCTIONS.

3

LOWEST SALE PRICE.

\$1,900,000

PRIVATE TREATY.

2

NUMBER OF SALES.

5

AVERAGE DOM.

46



SOLD BY PropertyToday

16 APRIL COURT, MAROOCHYDORE

\$2,950,000

17 July 2025

4 bed | 2 bath | 2 car 734m2

21m Frontage

Private Treaty

95 Days on Market



35 GLENLEA DRIVE, MAROOCHYDORE

\$2,290,000

6 September 2025

4 bed | 2 bath | 2 car 625m2

20.1m Frontage

Auction

27 Days on Market



4 MAROOCHY WATERS DR, MAROOCHYDORE

\$1,900,000

14 September 2025

3 bed | 2 bath | 2 car 753m2

11.4m Frontage

Auction

27 Days on Market

PropertyToday



47 SCHIRRMANN DRIVE, MAROOCHYDORE

\$2,800,000

15 September 2025

4 bed | 4 bath | 3 car 744m2

20.1m Frontage

Auction (sold prior)

21 Days on Market



84 MAROOCHY WATERS DR, MAROOCHYDORE

\$2,700,000

16 September 2025

4 bed | 3 bath | 2 car 507m2

12.9m Frontage

Private Treaty

64 Days on Market

QUARTER RECAP

From July through September, Maroochy Waters recorded five property sales with prices ranging between \$1.9 million and \$2.95 million. Of these sales, three were taken to auction with one selling prior and the remaining two achieved strong results through private treaty. On average, homes spent 46 days on the market before selling.

These results highlight the strength of the local market and show that with the right strategy in place, sellers are well positioned to achieve premium outcomes. If you are considering making a move, I would be glad to walk you through the latest data and create a tailored plan to ensure your property stands out and secures the highest possible price.

Over the last 12 months, Maroochy Waters has seen 21 sales — nearly double the number of the previous year. The market is running hot, and now is the time to act.





PropertyToday

Bela HOLBROOK

0499 925 682

BELA@PROPERTYTODAY.COM.AU