

### Property Market Update

Over the past 12 months the housing market across Cooloola Coast has shown solid growth. In Cooloola Cove, for example, the median house sale price is around \$695,000, representing annual capital growth of about 12%. Houses in this area are also averaging around 62–63 days on market. Houses in Rainbow Beach have a median sale price of around \$940,000, with annual growth of about 8.7% in the past 12 months.

For units, the median sale price is around \$530,000 and growth for units has been stronger—over 10% in the past year (though this may reflect fewer sales and thus more volatility). This median takes into account more affordable units such as Rainbow Shores – typically around \$450,000 - \$470,000 for a 2 bedroom.

The median weekly rent for houses is about \$650, while gross rental yield for houses is approximately 4.3%.

For units, yield is similar, in the ballpark of 4–4.5%. The market drivers are: strong buyer interest (both owner-occupiers and investors), limited new supply of homes and land (especially relative to demand), and the lifestyle appeal of the region. An April 2025 report from [yourinvestmentproperty.com.au](http://yourinvestmentproperty.com.au) noted heightened demand for affordable units and houses up to about the \$1.2 million mark in our region.

### Property of the Month: 17 Satinwood Rd, Rainbow Beach



#### Walk to the beach

Blank canvas to build the beach house you've been planning. Surrounded by quality homes in a leafy estate, this large (867m<sup>2</sup>) block has been cleared of trees and is ready to start construction.

You can walk to the beach in less than seven minutes via bush tracks. Call today to secure one of the few remaining vacant blocks in Rainbow Shores over 700m<sup>2</sup>.

867m<sup>2</sup>

\$695,000

### New and old businesses

After the old *Rainbow Beach Hardware* closed earlier this year – locals and visitors alike were forced to either drive to the *Mitre 10* at Tin Can Bay or go all the way into Gympie Bunnings (150 kilometre round trip) to get hardware supplies.

We now have this service back in town which is great – the new look *Rainbow Hardware* opened for business in the last week of October. The freehold is owned by the same people that own *Mitre 10* at Tin Can Bay.

Both *Arcobaleno Restaurant* and *Inspire Home Body & Health* are closed unfortunately. The shopfronts themselves are for sale (strata titled not freehold) but the businesses are no longer operational.

The old *Maheno's Restaurant* on the main street has been closed since May this year however, a new operator will be going in before Christmas, and we are all very excited to see what will be on offer in that space.



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