

RayWhite.

RAY WHITE WHITSUNDAY MARKET UPDATE

April - June 2025

RAYWHITEWHITSUNDAY.COM.AU

Welcome to the Quarterly Report for April – June 2025.

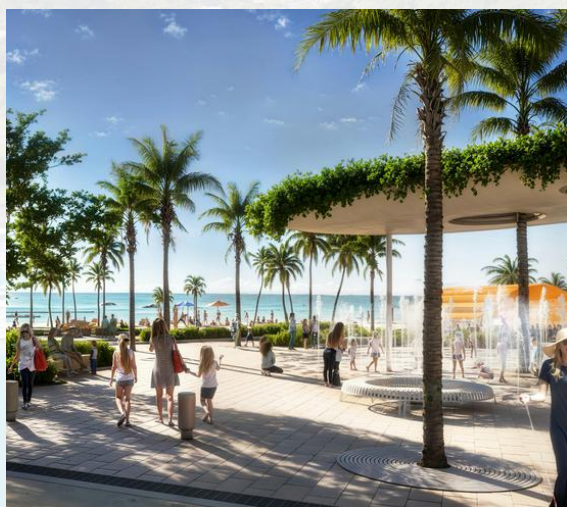
We're excited to share that the Airlie Beach Masterplan Draft is now available for public feedback—this is your opportunity to have your say on the future of our region.



As many of you know, the Whitsundays is experiencing rapid growth. Anyone who has recently driven from Cannonvale to Airlie Beach will have noticed the increase in traffic—it's a clear sign of just how fast we're expanding.

In fact, we've grown so quickly that we've already met the projected population for Airlie Beach 2030, five years ahead of schedule. That's why it's essential the 2050 Masterplan supports not just road upgrades, but improvements across all public infrastructure—from parks and footpaths to community facilities—so that we're not held back by outdated planning or red tape.

We understand that some in the community are hesitant about further growth, with concerns about changes to the town's character. But the reality is that growth is inevitable. The key is to manage it wisely, so we don't end up facing the same congestion issues seen in places like Byron Bay, where traffic often crawls through town during peak periods.



On a positive note, many will be happy to see the artist impressions feature plenty of green spaces, trees, and walking paths—something we know the community values.

It's crucial that Council hears all voices—not just the loudest or most critical. If you support thoughtful, sustainable growth, please take a moment to share your feedback on the Masterplan. Your input will help shape a vibrant, accessible, and well-planned future for Airlie Beach.

To watch the video, [click here](#). To find out more information and to take the survey, [click here](#).

The number of listings for sale is at an all-time low, and therefore, demand for property is still very high. If you are thinking of selling, please contact your preferred sales agent and see how we can get you the best price in the market today.

Till next time,



Mark Beale

Principal - Ray White Whitsunday

0404 498 790

mark.beale@raywhite.com



VIEW OUR
CURRENT
LISTINGS

VIEW OUR
SOLD
LISTINGS

TOP SALE OF THE QUARTER

32/119 BOTANICA DRIVE, WOODWARK



Sold by



Mark Beale

0404 498 790

mark.beale@raywhite.com

m



Jeremiah Roberts

0487 856 617

jeremiah.roberts@raywhite.com

RayWhite

RAY WHITE WHITSUNDAY

Your dedicated team of knowledgeable and experienced agents, committed to helping you achieve your property goals

11 sales agents with 144 years
experience in the local real estate market

An experienced agent means the sale of your property is in great hands.
Don't leave the sale of your property to chance!

 25 years Mark Beale 0404 498 790	 20 years Lynne Erricker 0414 641 612	 18 years Andrea Clarke 0418 796 323	 17 years Anita Edgar 0418 732 968
 15 years Simon Dymmott 0400 799 780	 14 years Paul Skinner 0404 490 079	 12 years Fiona Donnellan 0432 647 708	 11 years Sue Shaw 0438 755 725
 6 years Brett Dwyer 0447 583 759	 4 years Jeremiah Roberts 0487 856 617	 2 years Nichole Kinnish 0455 512 654	

*Sales team only - if we added all of our staffs experience in the local industry we would be at 200+ years!

PROPERTY MANAGEMENT

MADE EASY WITH RAY WHITE WHITSUNDAY

Experience the difference

Maximise your investment with stress-free property management – expert care, better returns, total peace of mind.

At Ray White Whitsunday, we take the stress out of property management so you can enjoy the rewards of your investment. Our expert team ensures your property is well-maintained, compliant with the latest legislation, and attracts high-quality tenants. From marketing and tenant selection to routine inspections and maintenance coordination, we handle every detail with professionalism and care. With our local expertise, proactive approach, and commitment to exceptional service, you can trust us to maximise your returns while protecting your investment. Get in touch today and experience the Ray White Whitsunday difference!



CONTACT **KATE & MADDY**
FOR A FREE RENTAL APPRAISAL

0487 002 506 | whitsundaypm@raywhite.com



\$607

Average
Rent



HIGH

Rental Yield



337

Applications
Recieved



288

Property
Viewings



65

Properties
Leased

RENTAL MARKET SNAPSHOT

A photograph of a modern outdoor swimming pool. The pool is filled with clear blue water and is bordered by a light-colored stone wall. On top of the wall are various tropical plants, including a large palm tree and colorful foliage. The sky is bright blue with scattered white clouds. The text 'SUBURB RESEARCH' is overlaid on the image in a large, white, serif font, with 'SUBURB' in yellow and 'RESEARCH' in white.

SUBURB RESEARCH

The following research includes information on properties in
the 4802 postcode.

Fast Facts - 4802



Current Population

13,393



Average Household Size (People)

2.3



Number Of Private Dwellings

6,151



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday
Total Sales by Quarter

	2025	2024	2023
Jan - Mar	117	193	149
Apr - Jun	152	147	145
Jul - Sep	-	128	158
Oct - Dec	-	166	158

SALES MARKET SNAPSHOT

Median House Sale Price

\$850,000

Median Unit Sale Price

\$462,500

Sold in 4802



Click on your suburb to view
recently sold properties

AIRLIE BEACH

CANNONVALE & CANNON VALLEY

JUBILEE POCKET

MANDALAY & SHUTE HARBOUR

WOODWARD



SUBURB RESEARCH

The following research includes information on properties in
the 4800 postcode.

Fast Facts - 4800



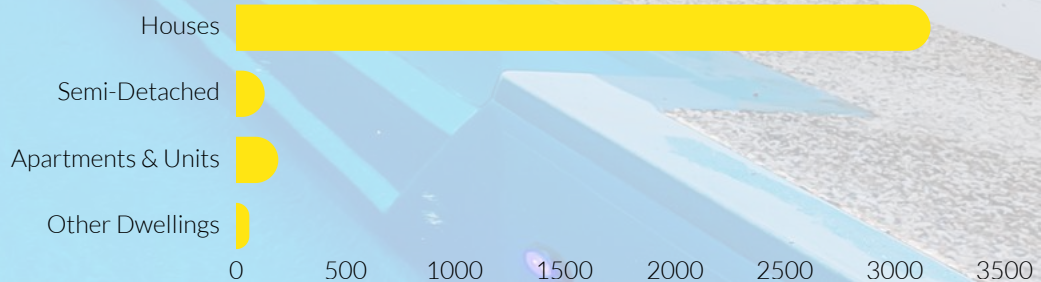
Current Population
10,081



Average Household Size (People)
2.5



Number Of Private Dwellings
4,782



Dwelling Structure

Source: Census 2021 Data

Provided by Ray White Whitsunday
Total Sales by Quarter

	2025	2024	2023
Jan - Mar	49	102	81
Apr - Jun	73	67	71
Jul - Sep	-	50	76
Oct - Dec	-	88	71

SALES MARKET SNAPSHOT

Median House Sale Price

\$702,000

Median Unit Sale Price

\$227,000

Sold in 4800



Click on your suburb to view
recently sold properties

PROSERPINE

STRATHDICKIE, SUGARLOAF & RIORDANVALE

BRANDY CREEK, MOUNT MARLOW & MOUNT
JULIAN

PRESTON, CONWAY & WILSON BEACH

DINGO BEACH, HYDEAWAY BAY & CAPE
GLOUCESTER

Whitsunday Vacations

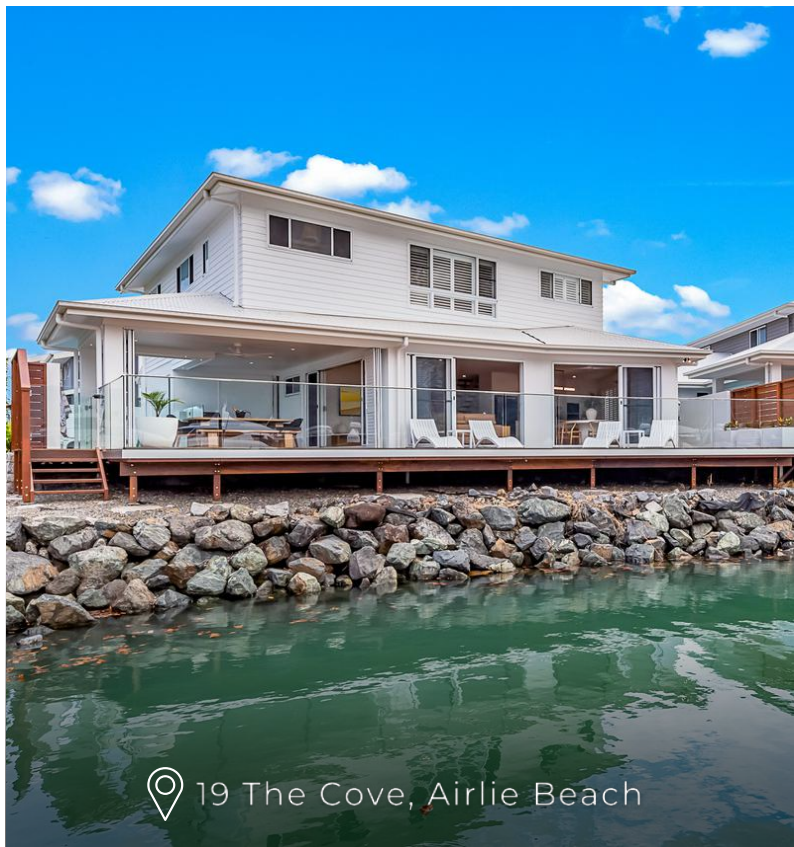
Your luxury holiday home specialists



📍 'Vue de Bleu', Shute Harbour



📍 'Nine Islands', Airlie Beach



📍 19 The Cove, Airlie Beach



0482 797 767



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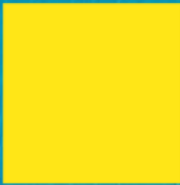
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Whitsunday Vacations



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RayWhite[®]

MARINE WHITSUNDAY

SOLD



 Boston Whaler Outrage 320



 Whitebirds



 Clipper 34



Leo Rodriguez

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OUR TEAM OF EXPERIENCED AGENTS

Our dedicated team is here to support and guide you through every step of your property journey with expertise and care



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