

A modern two-story house with a swimming pool and a covered outdoor dining area at dusk. The house has light-colored horizontal siding and large windows. The pool is illuminated with blue lights, and the covered area has warm interior lighting. In the background, a marina with boats is visible under a dark blue sky.

**RayWhite.**

# RAY WHITE WHITSUNDAY MARKET UPDATE

January - March 2025

[RAYWHITEWHITSUNDAY.COM.AU](http://RAYWHITEWHITSUNDAY.COM.AU)



The background of the page features a vibrant blue sky with scattered white clouds at the top. Below the sky, a modern, light-colored house with large windows and a balcony is visible. In the foreground, a calm pond with greenish water reflects the sky and the house. Several orange and white koi fish are swimming in the pond. The overall scene is bright and scenic.

## *Welcome to the Quarterly Report for January – March 2025.*

The biggest news is of course, that the Olympics are coming to the Whitsundays in 2032. With the Whitsundays being known for its perfect sailing conditions, to host the sailing here in Airlie Beach makes sense. Townsville will co-host the sailing events, and after the LA Games in 2028, we should know which events will be allocated to the Whitsundays.

The Olympics are going to be, without a doubt, the largest positive outcome for the Whitsundays in a number of ways. Tourism numbers before, during, and after the Olympic games are always high, and an event like this, with our beautiful waters and islands being broadcast around the globe, will have a large and positive effect on the international and national tourism numbers.

The second major boost for the Whitsundays is the amount of funding that goes into infrastructure within the community to be able to hold the event and, more importantly, to have a continuing legacy. With millions of dollars of government money via grants allocated to infrastructure such as accommodation, buildings, landscaping, pathways, etc, this can only be a positive result for the community.

Larger projects like the skyway and the proposed hotel at the Port of Airlie site will be considered a “must have” for the future of Airlie Beach, and the Olympic announcement will add confidence that the projects will “stack up” as projects that can be fulfilled.

Advocacy forms an important part of the future for the region, and I am proud to be involved in these discussions and, in more recent times, the master planning and future landscape for the Airlie Beach foreshore and streets.



In other news, every quarter, we take our team out for dinner to celebrate the past quarter's achievements and recognise their hard work with awards.

Our award winners for the Quarter 1 2025 were as follows:

Principals Choice  
Award



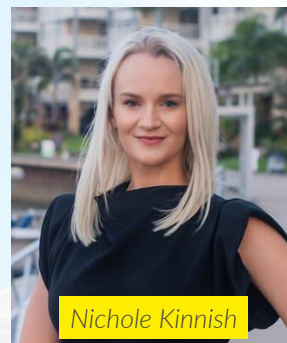
Staff Member of the  
Quarter



Property Manager of  
the Quarter



Salesperson of the  
Quarter



Our sales team took out the following awards:

Gold



Gold



Gold



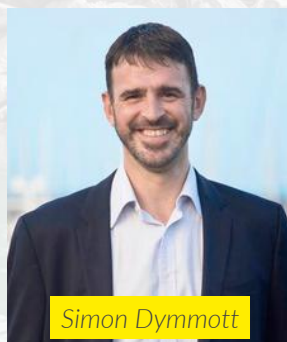
Silver



Bronze



Bronze



Till next time,



**Mark Beale**

*Principal - Ray White Whitsunday*

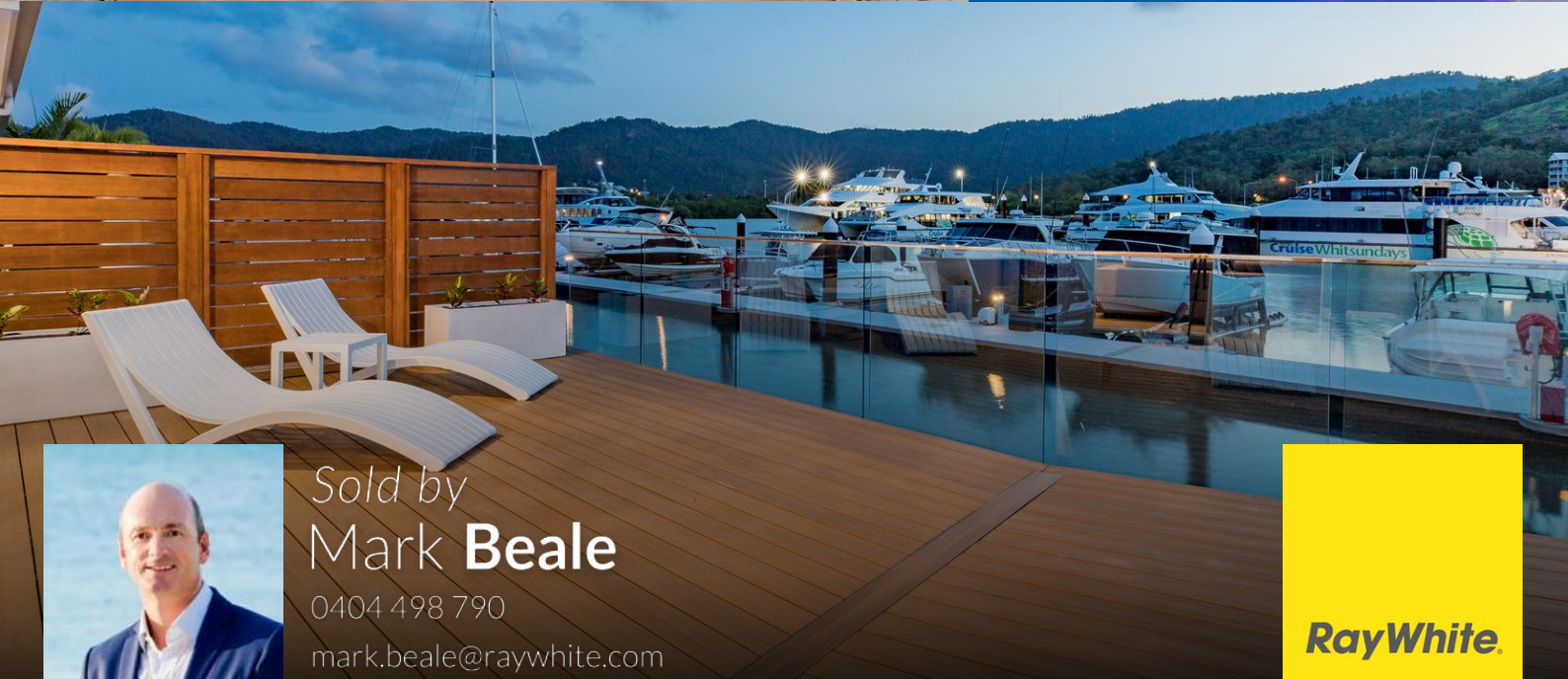
0404 498 790

mark.beale@raywhite.com



# TOP SALE OF THE QUARTER

## 19 THE COVE, AIRLIE BEACH



Sold by  
**Mark Beale**

0404 498 790

[mark.beale@raywhite.com](mailto:mark.beale@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](mailto:whitsundaypm@raywhite.com)





**\$597**

Average  
Rent



**HIGH**

Rental Yield



**298**

Applications  
Recieved



**277**

Property  
Viewings



**69**

Properties  
Leased

# RENTAL MARKET SNAPSHOT



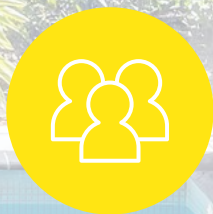
A photograph of a modern outdoor swimming pool. The pool is filled with clear blue water and is bordered by a light-colored stone wall. On top of the wall are various tropical plants, including a large palm tree and colorful foliage. The sky is bright blue with scattered white clouds. The text 'SUBURB 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	-	147	145
Jul - Sep	-	128	158
Oct - Dec	-	166	158

## SALES MARKET SNAPSHOT

Median House Sale Price

\$830,000

Median Unit Sale Price

\$426,500



# 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



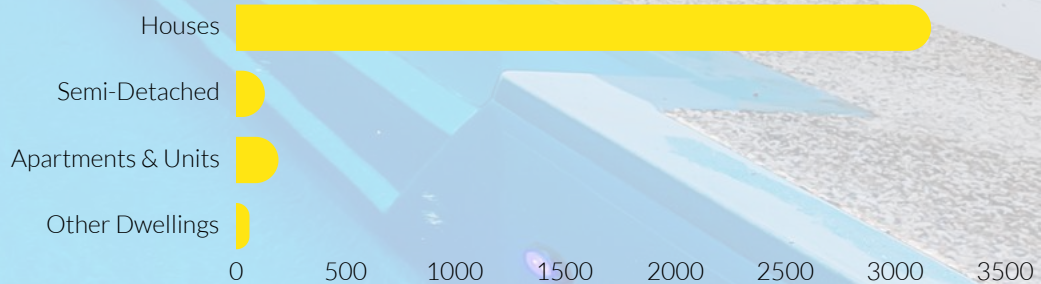
Current Population  
**10,081**



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	-	67	71
Jul - Sep	-	50	76
Oct - Dec	-	88	71

## SALES MARKET SNAPSHOT

Median House Sale Price

\$600,000

Median Unit Sale Price

\$280,000



# 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

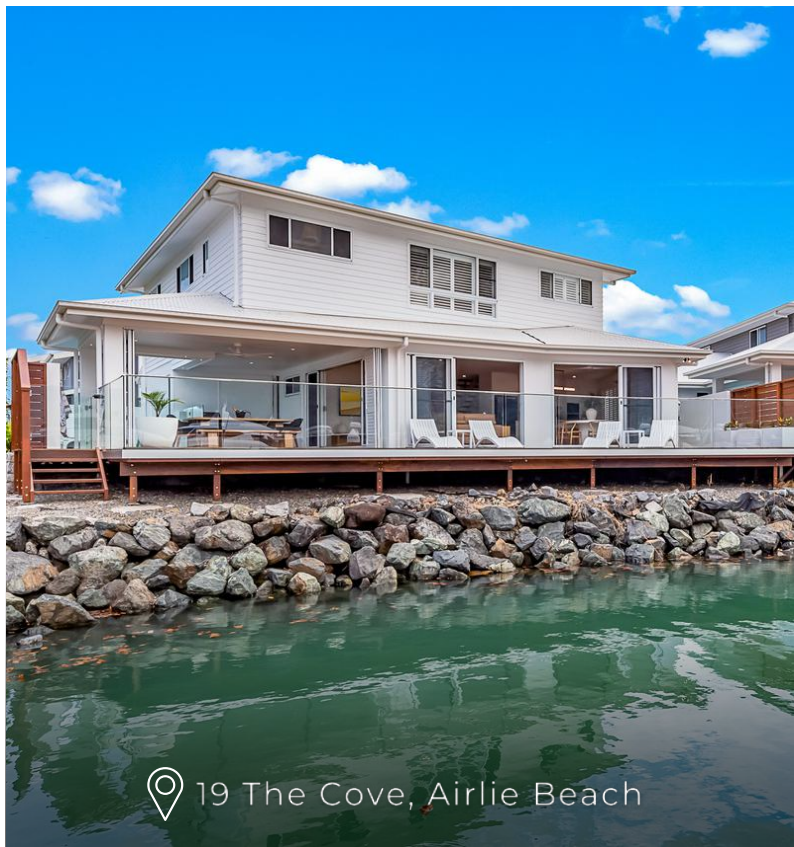
*Your luxury holiday home specialists*



📍 'Vue de Bleu', Shute Harbour



📍 'Nine Islands', Airlie Beach



📍 19 The Cove, Airlie Beach



0482 797 767



[whitsundayvacations.com.au](https://whitsundayvacations.com.au)



[holiday@whitsundayvacations.com.au](mailto:holiday@whitsundayvacations.com.au)



Whitsunday Vacations



@whitsundayvacations





# RayWhite<sup>®</sup>

MARINE WHITSUNDAY




 Boston Whaler Outrage 320



 Whitebirds



 Clipper 34



Leo Rodriguez

0415 776 633

leo@raywhitemarine.com

[www.raywhitemarine.com](http://www.raywhitemarine.com)



# Thinking about *selling*?

Contact one of our friendly sales agents for a confidential discussion about your property.



Mark  
Beale  
0404 498 790



Andrea  
Clarke  
0418 796 323



Anita  
Edgar  
0418 732 968



Brett  
Dwyer  
0447 583 759



Fiona  
Donnellan  
0432 647 708



Jeremiah  
Roberts  
0487 856 617



Nichole  
Kinnish  
0455 512 654



Lynne  
Erricker  
0414 641 612



Paul  
Skinner  
0404 490 079



Simon  
Dymmott  
0400 799 788



Sue  
Shaw  
0438 755 725