

# JellisCraig

PATTERSON LAKES

# Suburb Report

Know your neighbourhood.



PATTERSON LAKES SUBURB REPORT

Median House Price\*

Median

\$1.18m

Quarterly Price Change

-2.00% ↓

Median Unit Price\*

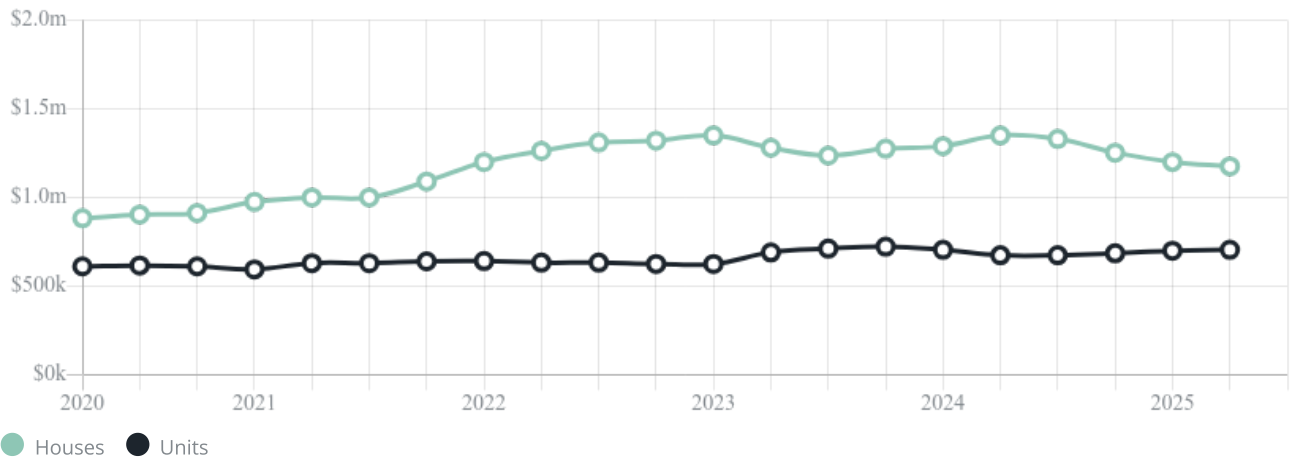
Median

\$705k

Quarterly Price Change

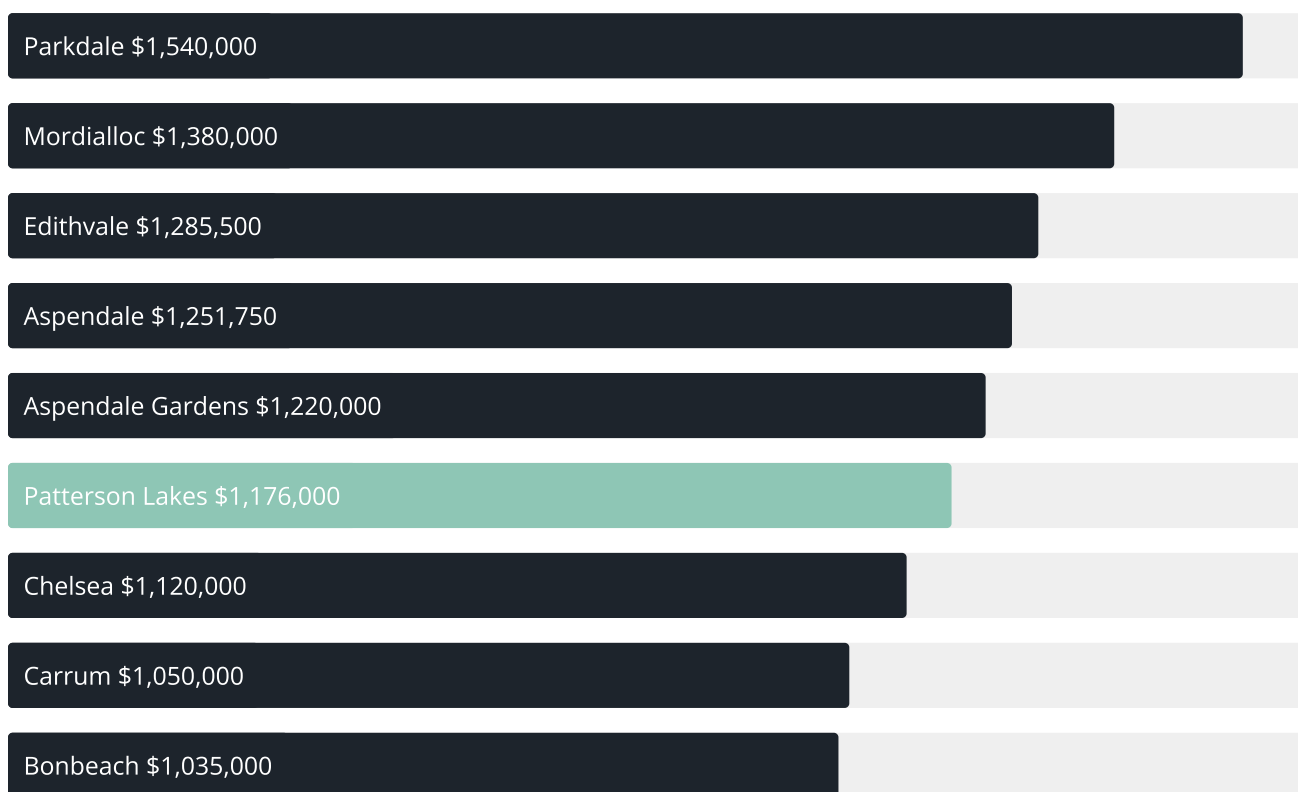
0.71% ↑

Quarterly Price Change\*

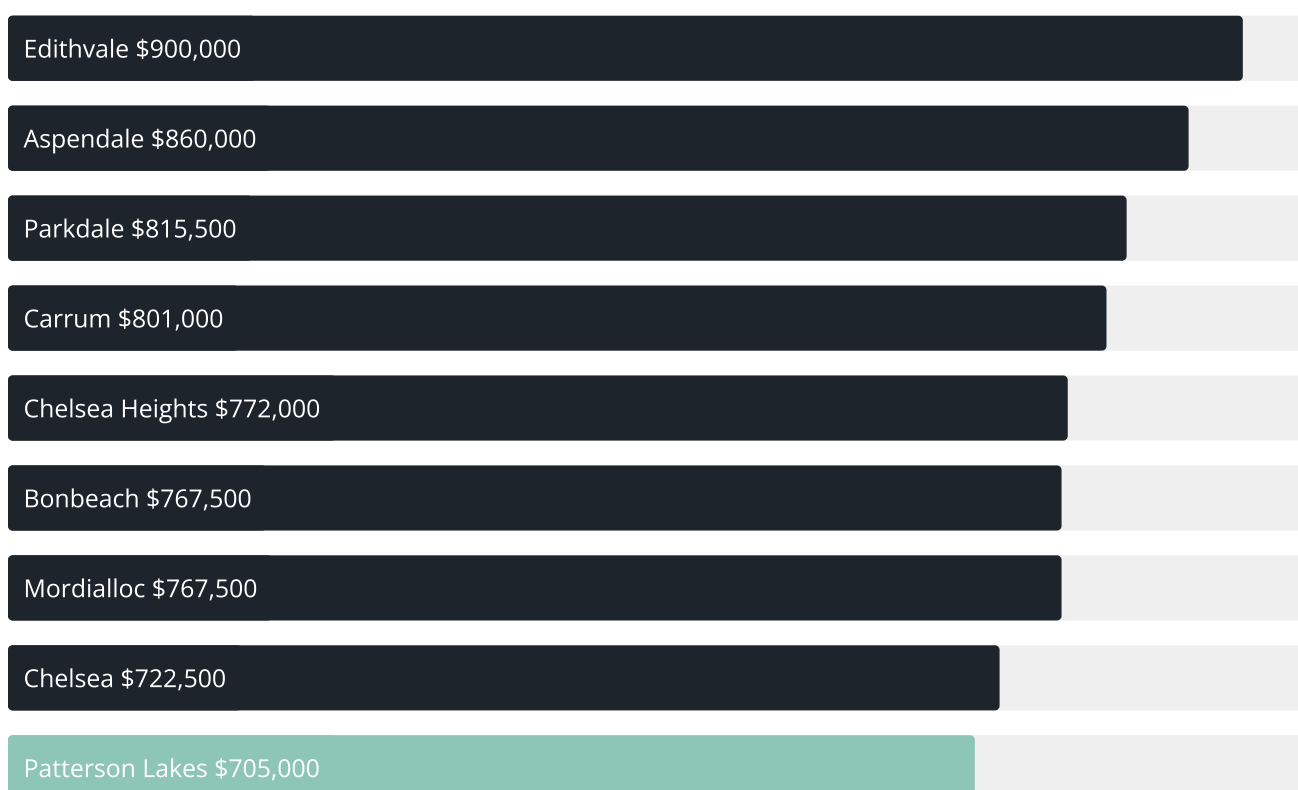


## PATTERSON LAKES SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## PATTERSON LAKES SUBURB REPORT

Sale Method<sup>\*</sup>

● Auction 6%

● Private 94%

Auction Clearance Rate<sup>\*</sup>

100%

Median Days on Market<sup>^</sup>

48 days

Average Hold Period<sup>\*</sup>

6.6 years

Dwelling Type<sup>^</sup>

● Houses 60%

● Units 40%

Ownership<sup>^</sup>

● Owned Outright 42%

● Mortgaged 45%

● Rented 13%

Population<sup>^</sup>

7,793

Median Asking Rent per week<sup>\*</sup>

\$770

Population Growth<sup>^</sup>

0

Rental Yield<sup>\*</sup>

2.91%

Median Age<sup>^</sup>











46 years

Median Household Size<sup>^</sup>









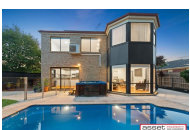

2.5 people

## PATTERSON LAKES SUBURB REPORT





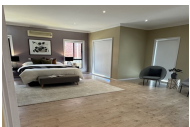





Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 4/43-49 Gladesville Blvd Patterson Lakes	3	Unit	\$785,000	30 Jul 2025
 13 Balarang Ct Patterson Lakes	3	House	\$870,000	29 Jul 2025
 15/59-73 Gladesville Blvd Patterson Lakes	3	House	\$515,000	25 Jul 2025
 9 The Boulevard Patterson Lakes	3	House	\$850,000	14 Jul 2025
 412/109 Mcleod Rd Patterson Lakes	3	Unit	\$610,000	10 Jul 2025
 28/117 Mcleod Rd Patterson Lakes	3	House	\$699,000	08 Jul 2025
 12/60-68 Gladesville Blvd Patterson Lakes	3	Apartment	\$580,000	07 Jul 2025
 61 Harbour Dr Patterson Lakes	5	House	\$1,160,000	05 Jul 2025
 1/1 Inner Harbour Dr Patterson Lakes	2	House	\$820,000	04 Jul 2025
 14 Terrigal Dr Patterson Lakes	5	House	\$1,070,000	03 Jul 2025

## PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 6/260 Mcleod Rd Patterson Lakes	3	House	\$707,000	26 Jun 2025
 23/117 Mcleod Rd Patterson Lakes	2	Apartment	\$677,000	19 Jun 2025
 67 Palm Beach Dr Patterson Lakes	4	House	\$2,020,000	17 Jun 2025
 2/92 Gladesville Blvd Patterson Lakes	2	Flat/Unit/Apartment	\$690,000	17 Jun 2025
 8/60-68 Gladesville Blvd PATTERSON LAKES	3	Apartment	\$589,000	16 Jun 2025
 1/1 Canberra St Patterson Lakes	3	House	\$940,000	12 Jun 2025
 29 The Boulevard Patterson Lakes	3	House	\$920,000	06 Jun 2025
 3/35 Canberra St Patterson Lakes	2	Unit	\$665,500	05 Jun 2025
 50 Lord Rodney Dr Patterson Lakes	5	House	\$1,400,000	05 Jun 2025
 19/60-68 Gladesville Blvd PATTERSON LAKES	2	Townhouse	\$625,000	01 Jun 2025

## PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 203/98 Gladesville Blvd Patterson Lakes	2	Unit	\$745,000	31 May 2025
 26 Scarborough Dr Patterson Lakes	3	Townhouse	\$854,000	29 May 2025
 34/117 Mcleod Rd Patterson Lakes	2	Apartment	\$792,500	28 May 2025
 209/109 Mcleod Rd Patterson Lakes	2	Apartment	\$490,000	26 May 2025
 16 Webster Dr PATTERSON LAKES	5	House	\$1,080,000	26 May 2025
 5 Stephanie Ct Patterson Lakes	4	House	\$1,265,000	24 May 2025
 4 Salmon Bay Patterson Lakes	5	House	\$1,500,000	09 May 2025
 162 Gladesville Blvd Patterson Lakes	3	House	\$1,001,001	07 May 2025
 4/3 Canberra St Patterson Lakes	3	Townhouse	\$1,180,000	02 May 2025
 3 Palm Beach Dr Patterson Lakes	4	House	\$2,420,000	01 May 2025





Mentone Office  
99a Balcombe Road, Mentone  
(03) 9585 5667

[jellisrcraig.com.au](http://jellisrcraig.com.au)

Data is current as of PDF generation date 10/08/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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