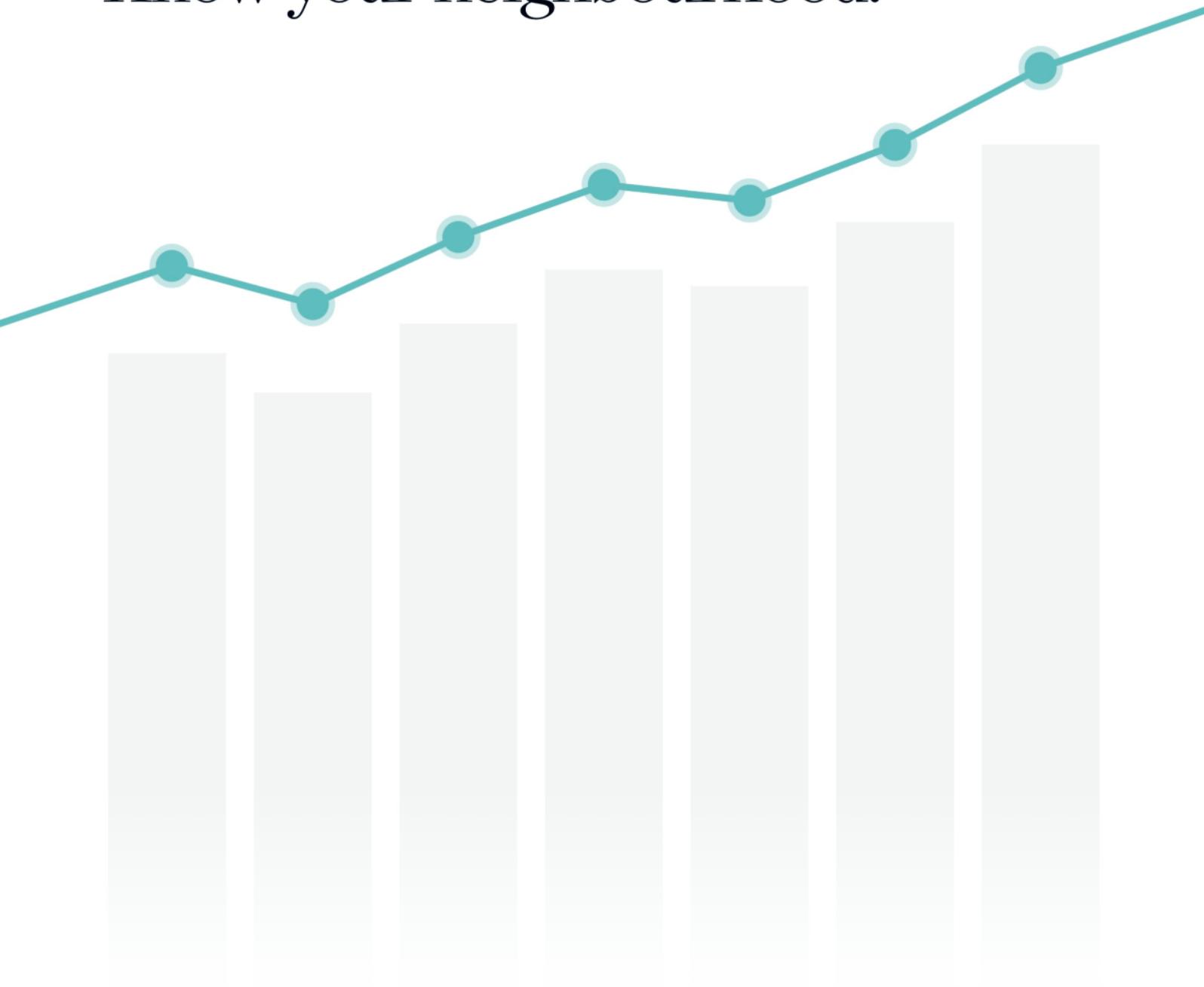


Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.30m

Quarterly Price Change

-2.25% ↓

Median Unit Price*

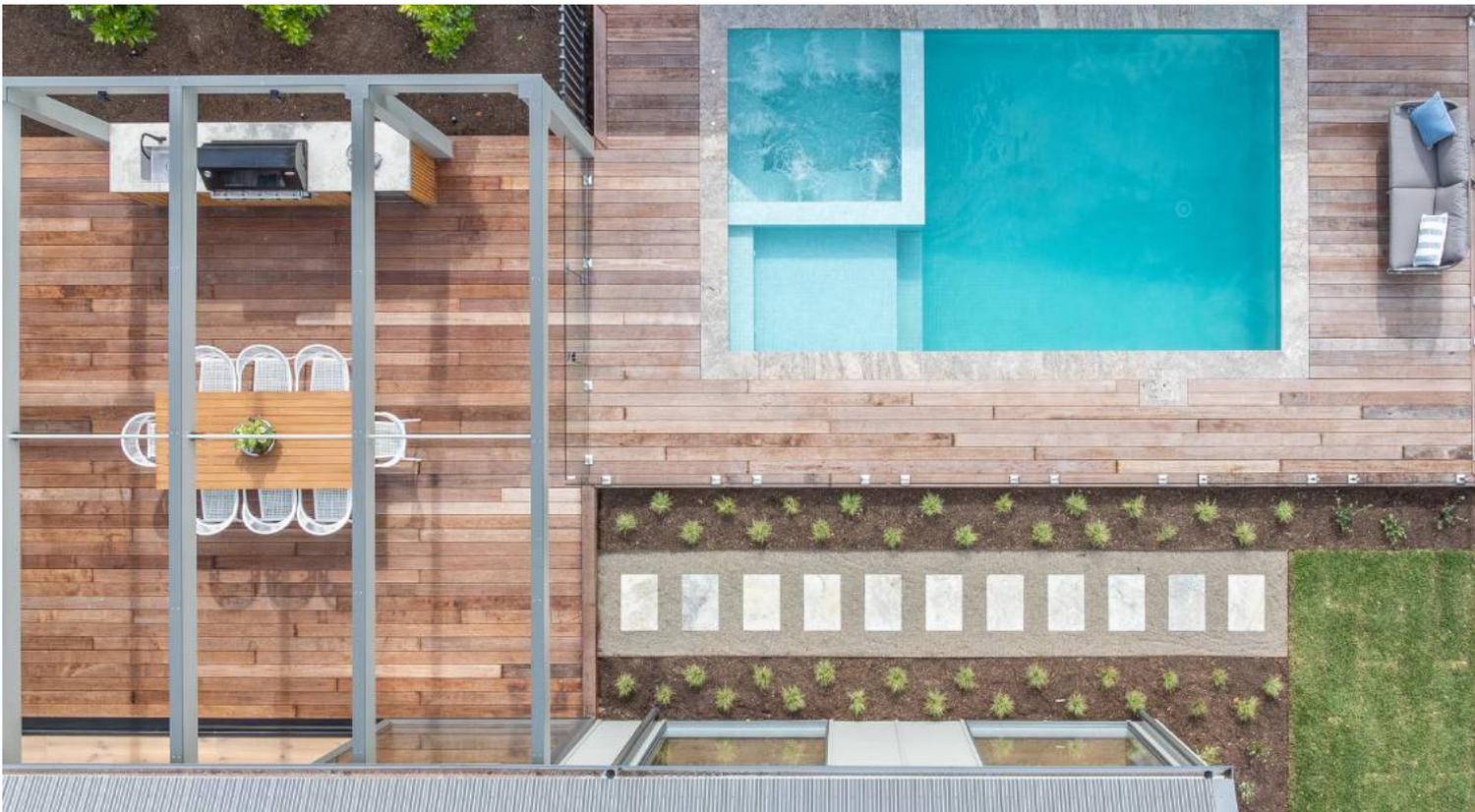
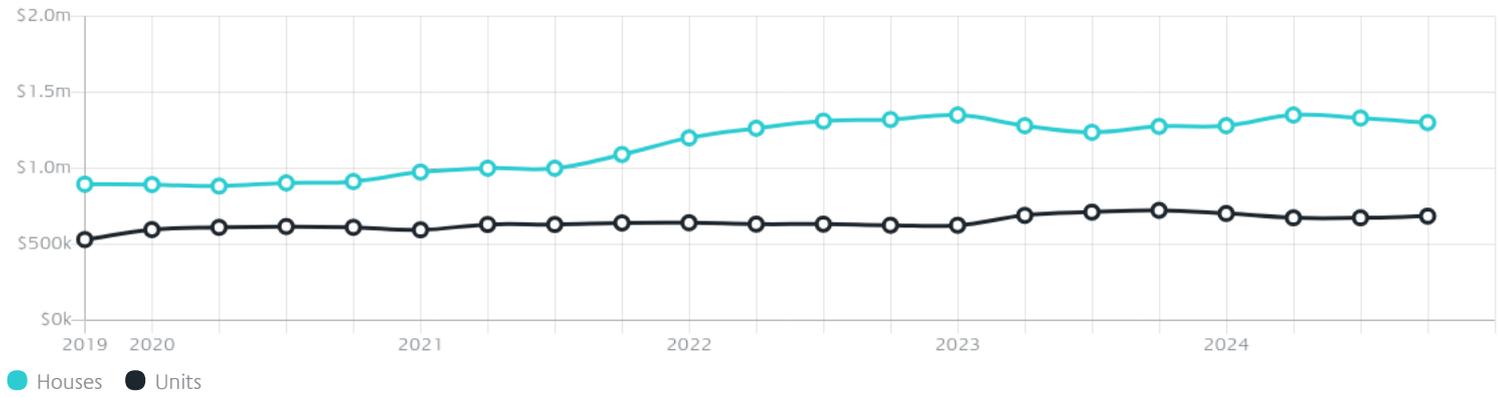
Median

\$685k

Quarterly Price Change

1.63% ↑

Quarterly Price Change*

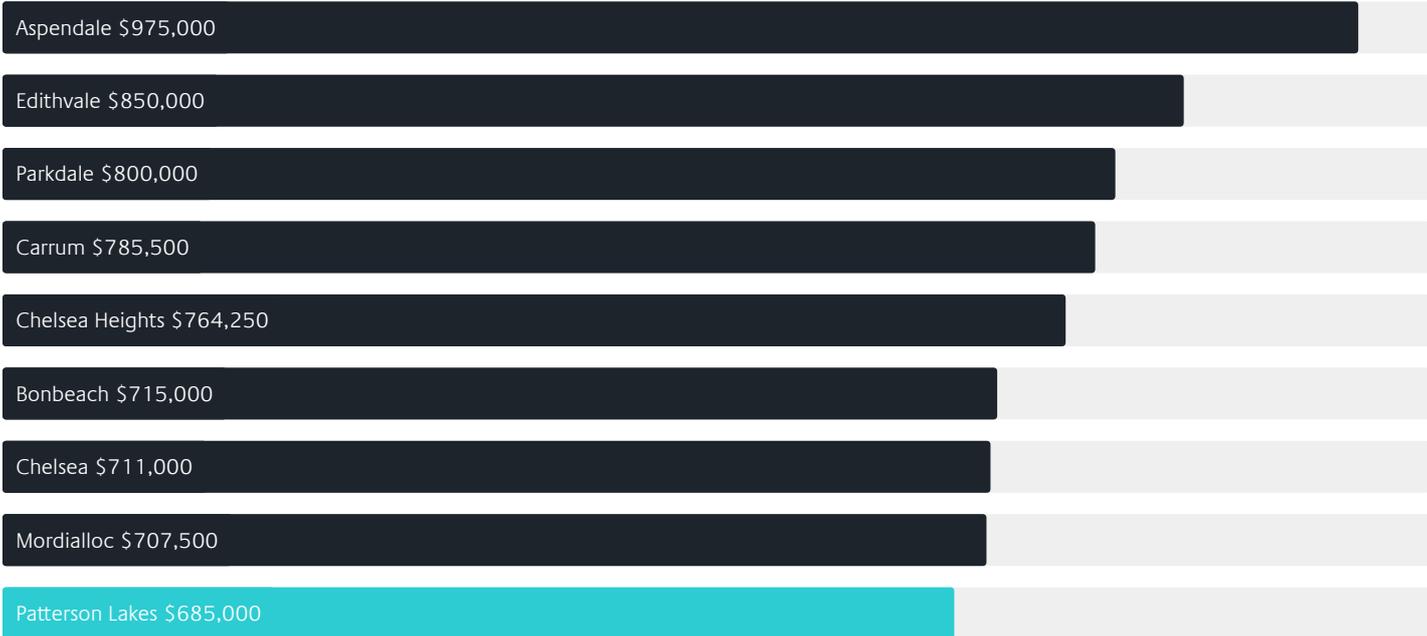


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method^{*}



● Auction 4%
● Private 96%

Auction Clearance Rate^{*}

100%

Median Days on Market[^]

37 days

Average Hold Period^{*}

6.6 years

Insights

Dwelling Type[^]



● Houses 60% ● Units 40%

Ownership[^]



● Owned Outright 42% ● Mortgaged 45% ● Rented 13%

Population[^]

7,793

Median Asking Rent per week^{*}

\$750

Population Growth[^]

0

Rental Yield^{*}

2.91%

Median Age[^]

46 years

Median Household Size[^]

2.5 people

Sold Properties~

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisraig.com.au/suburbinsights

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  6/43-49 Gladesville Blvd PATTERSON LAKES | 3 | Unit | \$712,000 | 11 Jan 2025 |
|  4 Seafarer Ct Patterson Lakes | 4 | House | \$2,850,000 | 24 Dec 2024 |
|  1 Wyong Ct Patterson Lakes | 4 | House | \$980,000 | 23 Dec 2024 |
|  1/42 Myola St Patterson Lakes | 3 | Unit | \$800,000 | 17 Dec 2024 |
|  61/117 McLeod Rd PATTERSON LAKES | 2 | Apartment | \$700,000 | 13 Dec 2024 |
|  10/2-20 Gladesville Blvd Patterson Lakes | 2 | Townhouse | \$640,000 | 13 Dec 2024 |
|  14 Sovereign Cl Patterson Lakes | 4 | House | \$1,280,000 | 11 Dec 2024 |
|  13 Palm Beach Dr Patterson Lakes | 5 | House | \$1,968,000 | 02 Dec 2024 |
|  20 Kalang Ct Patterson Lakes | 4 | House | \$1,170,000 | 29 Nov 2024 |
|  13 Brigantine Ct Patterson Lakes | 4 | House | \$1,820,000 | 19 Nov 2024 |
|  23 Kurrawa Cr Patterson Lakes | 4 | House | \$820,500 | 14 Nov 2024 |
|  101/98 Gladesville Blvd Patterson Lakes | 2 | Apartment | \$610,000 | 13 Nov 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|-----------|-------------|-------------|
|  24 Brigantine Ct Patterson Lakes | 3 | House | \$1,900,000 | 10 Nov 2024 |
|  27a Canberra St Patterson Lakes | 5 | Townhouse | \$1,222,500 | 09 Nov 2024 |
|  36 The Boulevard Patterson Lakes | 3 | House | \$1,448,000 | 06 Nov 2024 |
|  185 Gladesville Blvd Patterson Lakes | 4 | House | \$910,000 | 04 Nov 2024 |
|  2 Clipper Isld Patterson Lakes | 4 | House | \$2,050,000 | 02 Nov 2024 |
|  2 Clipper Island PATTERSON LAKES | 4 | House | \$2,050,000 | 02 Nov 2024 |
|  34 Schooner Bay Dr Patterson Lakes | 3 | House | \$890,000 | 31 Oct 2024 |
|  28 Curlew Point Dr Patterson Lakes | 3 | House | \$2,388,888 | 29 Oct 2024 |
|  22 Admirals Quay Patterson Lakes | 3 | Townhouse | \$885,000 | 29 Oct 2024 |
|  20 Scarborough Dr Patterson Lakes | 3 | Townhouse | \$925,000 | 23 Oct 2024 |
|  3 Lady Barlow Ct Patterson Lakes | 4 | House | \$1,205,000 | 20 Oct 2024 |
|  11 Webster Dr Patterson Lakes | 4 | House | \$1,300,000 | 10 Oct 2024 |

Sold Properties~

| Address | Bedrooms | Type | Price | Sold |
|--|----------|---------------------|-------------|-------------|
|  29/5 Thompson Rd Patterson Lakes | 2 | Flat/Unit/Apartment | \$525,000 | 08 Oct 2024 |
|  26 Wyong Ct Patterson Lakes | 3 | House | \$770,000 | 08 Oct 2024 |
|  507/109 Mcleod Rd Patterson Lakes | 3 | Apartment | \$785,000 | 06 Oct 2024 |
|  27 Gladesville Blvd Patterson Lakes | 3 | House | \$1,200,000 | 26 Sep 2024 |
|  15 Swallow Ct Patterson Lakes | 6 | House | \$2,820,000 | 25 Sep 2024 |
|  2b Bream Bay Patterson Lakes | 4 | House | \$1,500,000 | 23 Sep 2024 |
|  1 Swallow Ct Patterson Lakes | 5 | House | \$1,825,000 | 22 Sep 2024 |
|  10 Binda Ct Patterson Lakes | 4 | House | \$1,058,000 | 21 Sep 2024 |
|  32 Palm Beach Dr Patterson Lakes | 3 | House | \$855,000 | 20 Sep 2024 |
|  204 Gladesville Blvd Patterson Lakes | 4 | House | \$2,300,000 | 19 Sep 2024 |
|  11 Seafarer Ct Patterson Lakes | 4 | House | \$1,950,000 | 19 Sep 2024 |
|  9/60-68 Gladesville Blvd Patterson Lakes | 3 | Apartment | \$685,000 | 17 Sep 2024 |



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

jelliscraig.com.au

Data is current as of PDF generation date 20/01/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

This publication contains data, analytics, statistics and other information supplied by PROPERTYDATAONLINE PTY LTD (PropertyData). The data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

PropertyData relies upon data supplied by third parties and while the data is checked and reviewed, PropertyData does not warrant the accuracy or completeness of the information to the full extent permitted by the law and excludes all loss or damage howsoever arising (including through negligence) in connection with the data supplied by PropertyData. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.