

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.20m

Quarterly Price Change

-4.19% ↓

Median Unit Price*

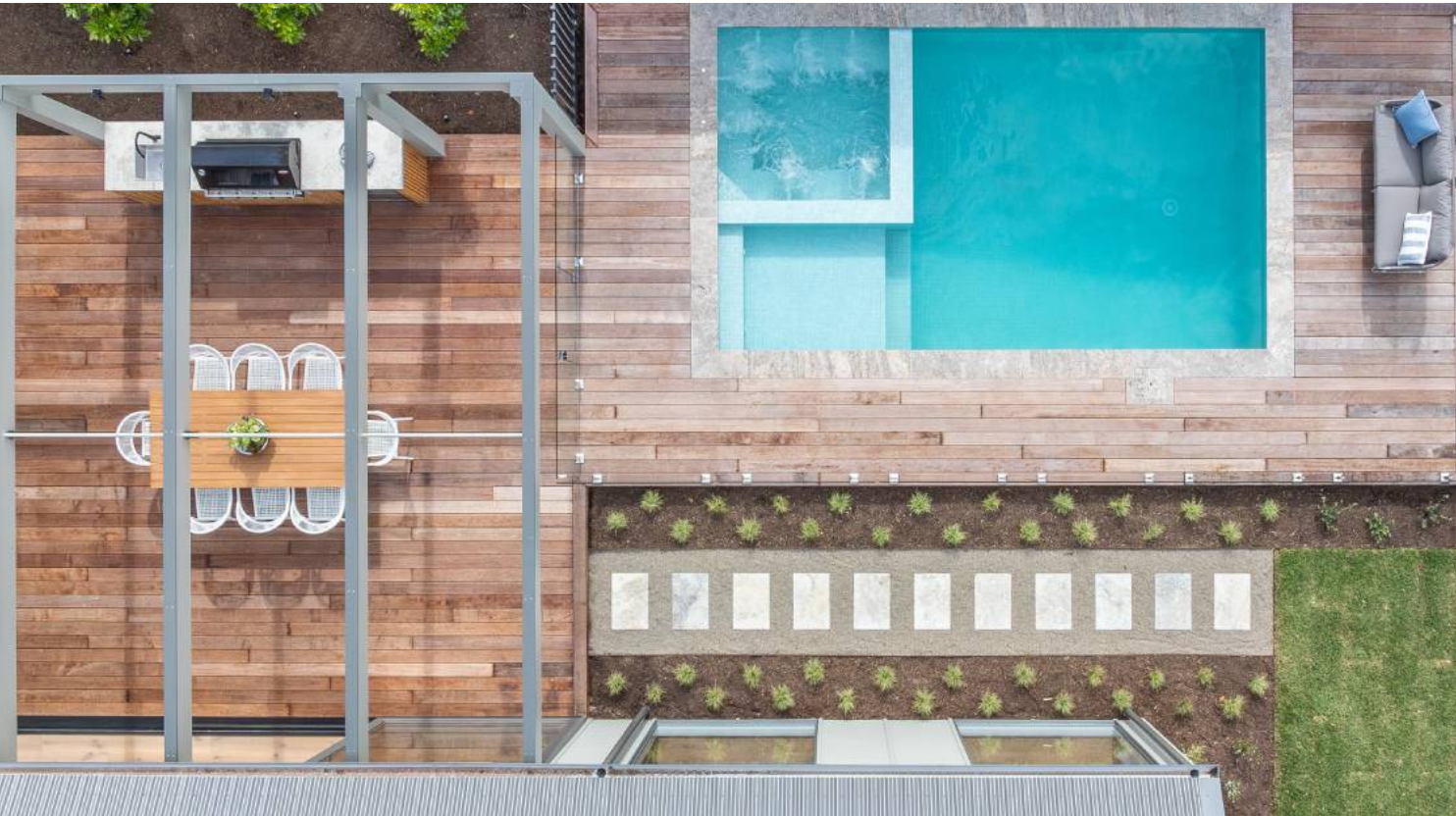
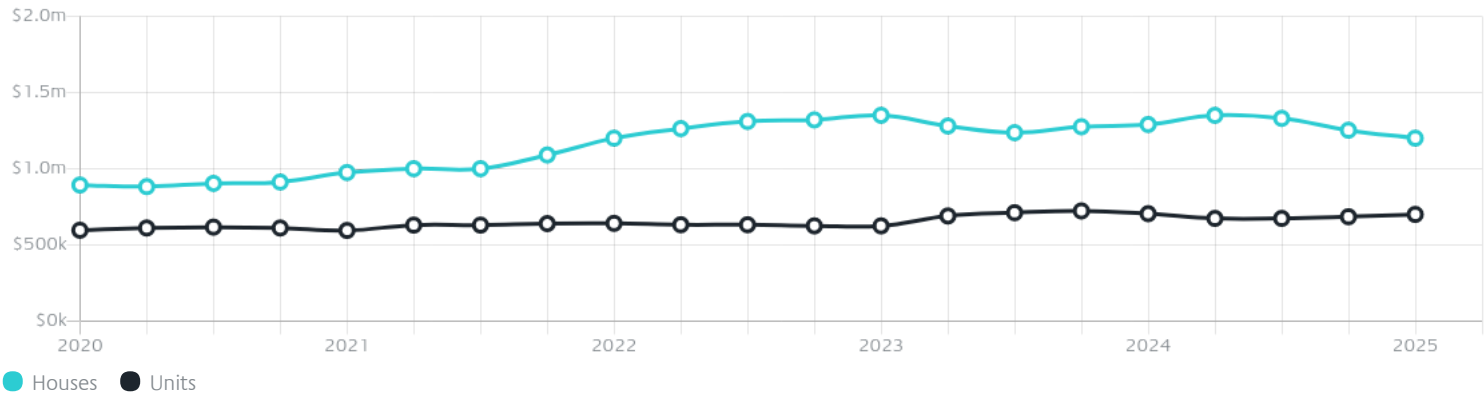
Median

\$700k

Quarterly Price Change

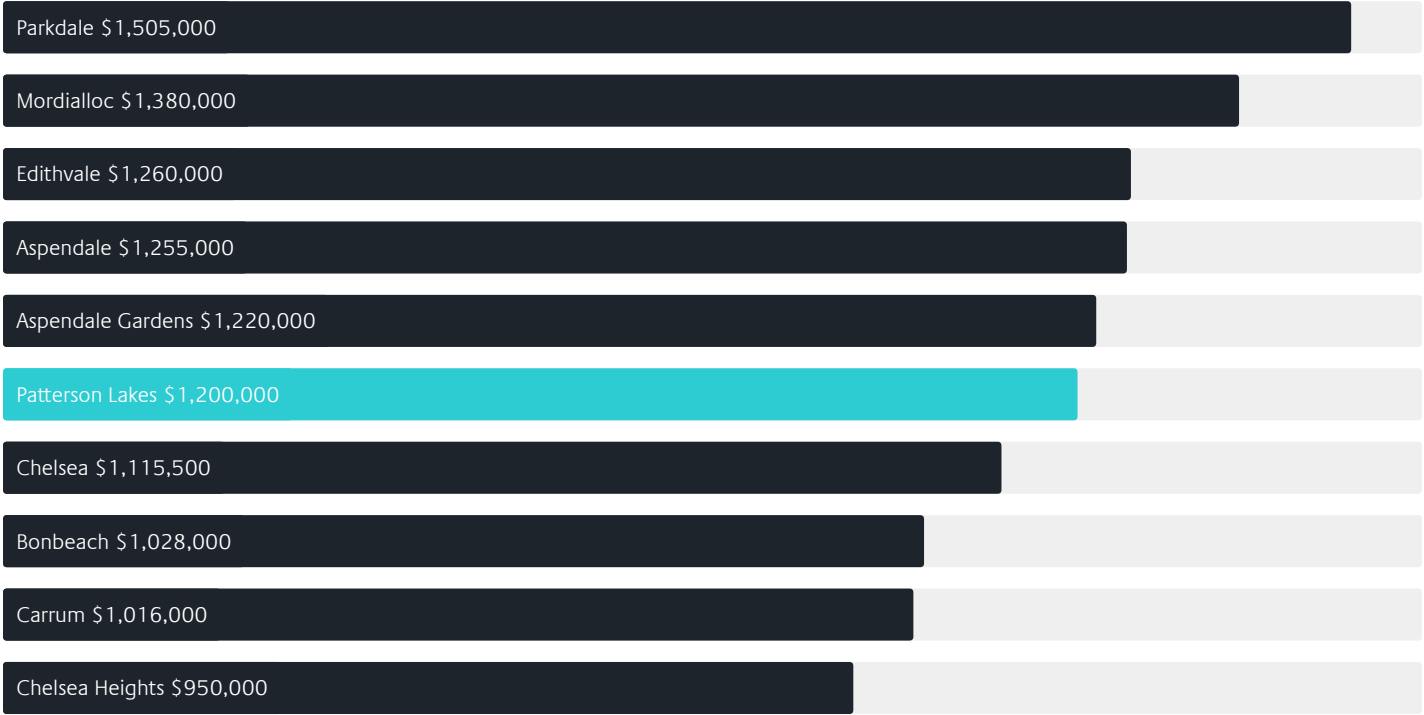
2.18% ↑

Quarterly Price Change*

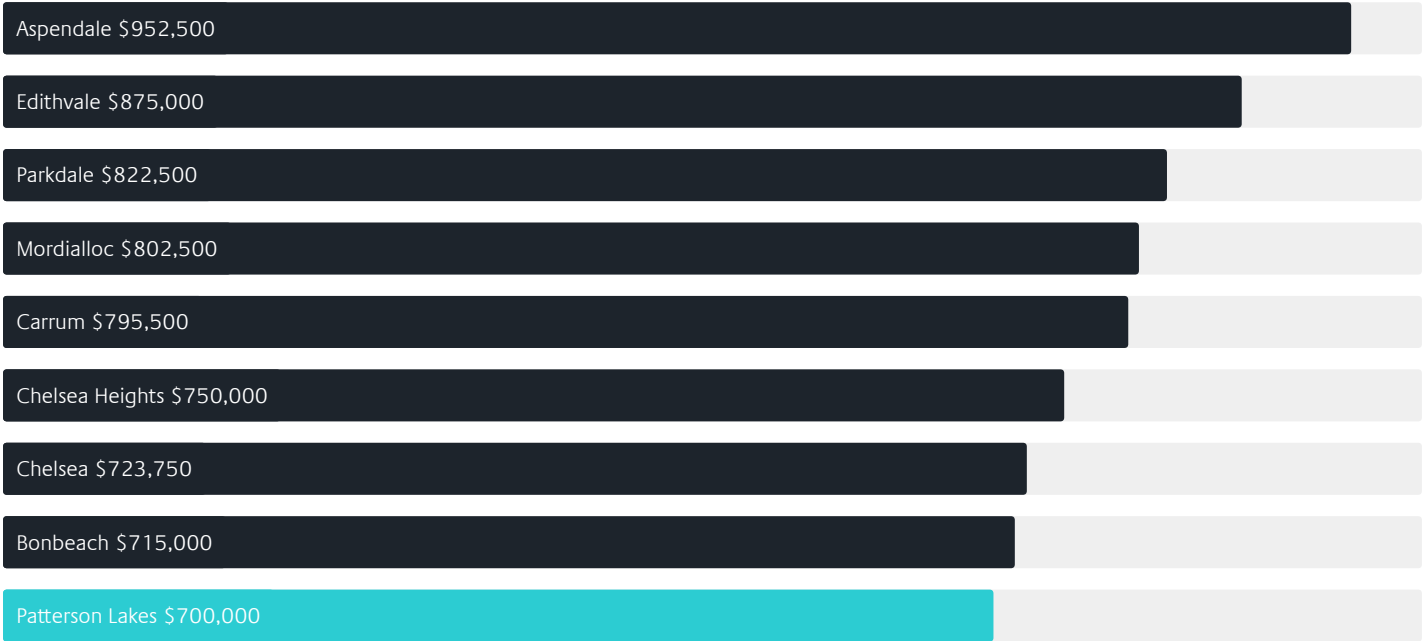


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 6%
● Private 94%

Auction Clearance Rate*

100%

Median Days on Market^

51 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^





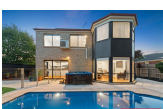



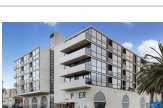
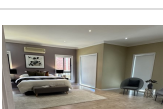
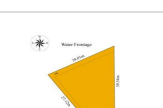
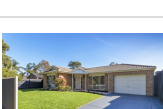
46 years

Median Household Size^










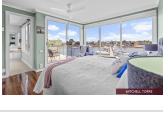
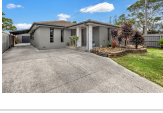

2.5 people

Sold Properties~











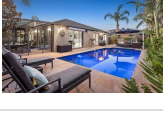

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 27b Canberra St Patterson Lakes	3	House	\$1,070,000	01 May 2025
 10/1 Canberra St Patterson Lakes	3	House	\$1,350,000	30 Apr 2025
 13 Sandridge Ct Patterson Lakes	4	House	\$1,200,000	30 Apr 2025
 21 Illawong Ct Patterson Lakes	4	House	\$1,176,000	24 Apr 2025
 7/60-68 Gladesville Blvd Patterson Lakes	3	Unit	\$595,000	16 Apr 2025
 3 Tasman Ct PATTERSON LAKES	4	House	\$1,380,000	15 Apr 2025
 15/2 Alkira Ct PATTERSON LAKES	3	Townhouse	\$710,000	15 Apr 2025
 43 Scarborough Dr Patterson Lakes	3	Townhouse	\$1,250,000	12 Apr 2025
 55 Kurrawa Cr PATTERSON LAKES	4	House	\$1,002,000	11 Apr 2025
 22 Beachcomber Ct Patterson Lakes	4	House	\$1,650,000	10 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 6 Lagoon Pl Patterson Lakes	4	House	\$2,006,000	10 Apr 2025
 3/2 Nanda Ct Patterson Lakes	3	Townhouse	\$830,000	07 Apr 2025
 17 Brigantine Ct Patterson Lakes	4	House	\$1,888,000	01 Apr 2025
 310/109 Mcleod Rd Patterson Lakes	2	Flat/Unit/Apartment	\$505,000	30 Mar 2025
 25/2-20 Gladesville Blvd Patterson Lakes	2	Unit	\$610,000	24 Mar 2025
 2/29 Wyong Ct Patterson Lakes	3	Unit	\$740,000	24 Mar 2025
 179 Gladesville Blvd Patterson Lakes	3	House	\$880,000	22 Mar 2025
 25/2 Gladesville Blvd Patterson Lakes	2	Flat/Unit/Apartment	\$610,000	17 Mar 2025
 15 Portal Pl Patterson Lakes	3	House	\$900,000	16 Mar 2025
 73 Harbour Dr Patterson Lakes	5	House	\$1,612,000	14 Mar 2025
 19 Trinity Ct PATTERSON LAKES	4	House	\$1,445,000	13 Mar 2025
 16/59-73 Gladesville Blvd Patterson Lakes	3	House	\$515,000	12 Mar 2025



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jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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