

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.20m

Quarterly Price Change

-4.19% ↓

Median Unit Price*

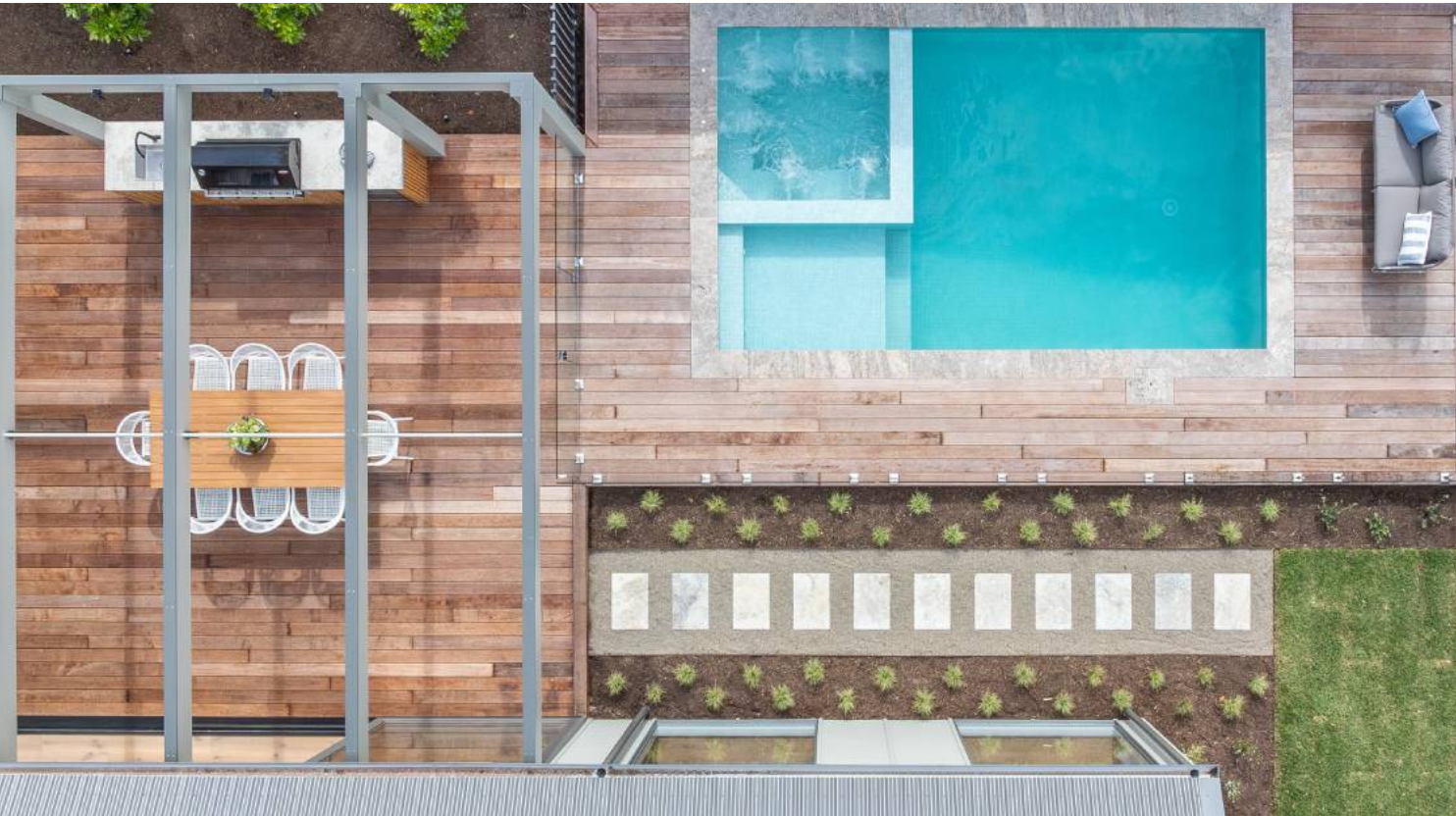
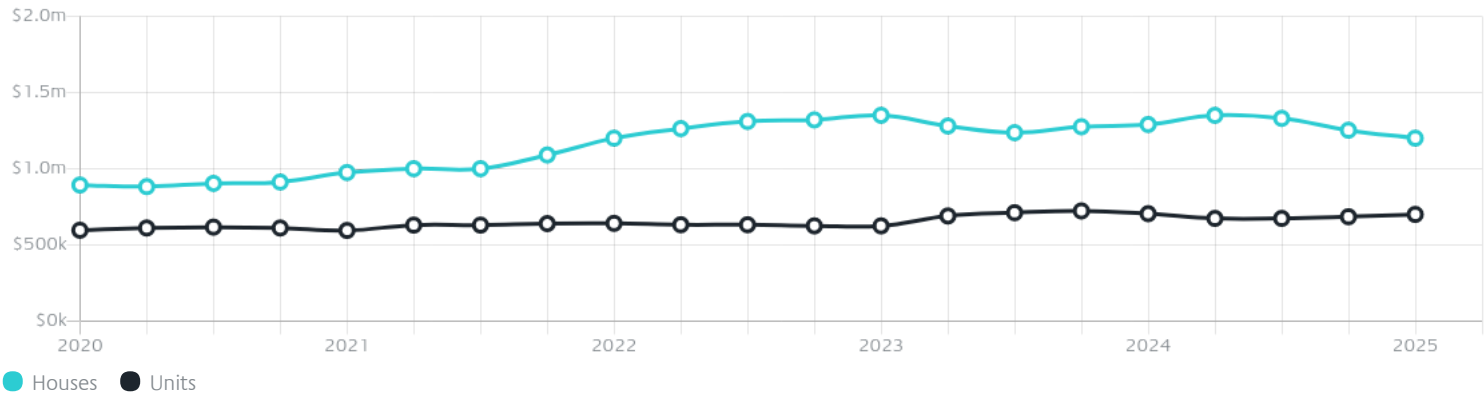
Median

\$700k

Quarterly Price Change

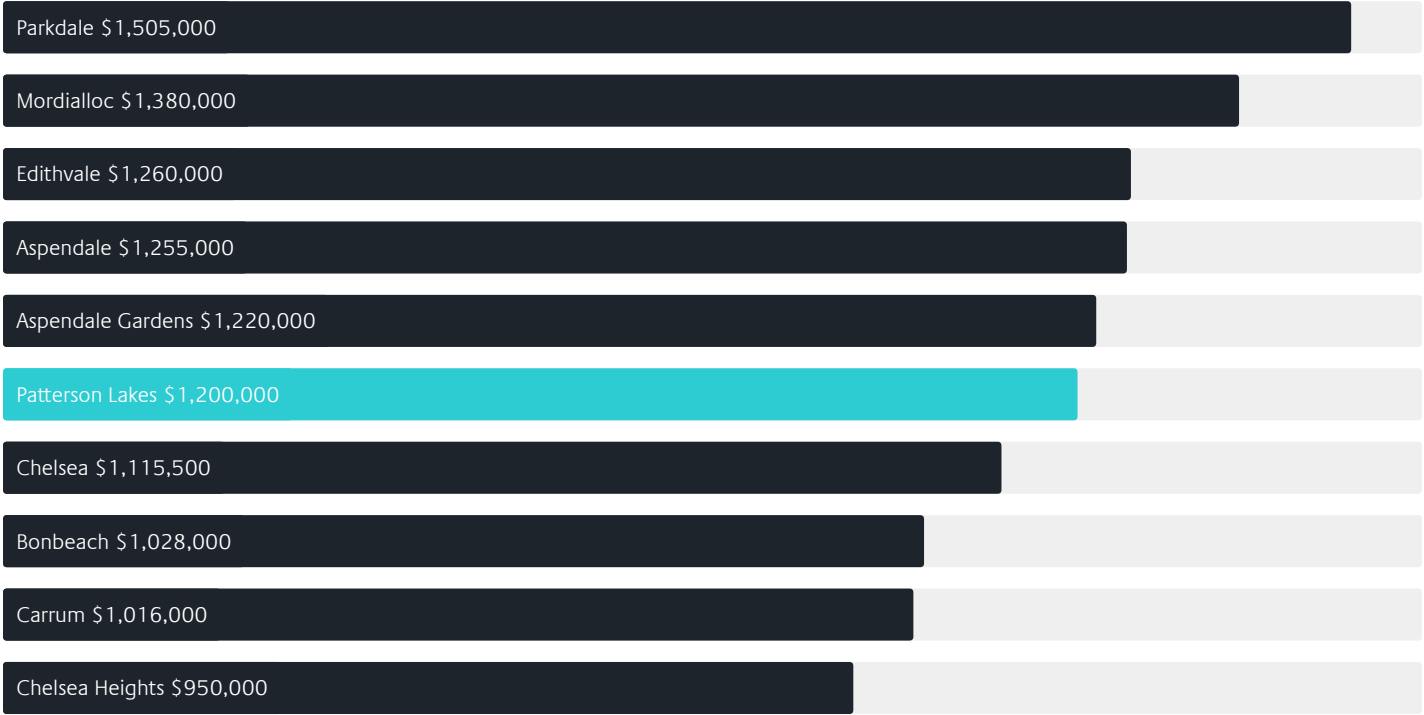
2.18% ↑

Quarterly Price Change*

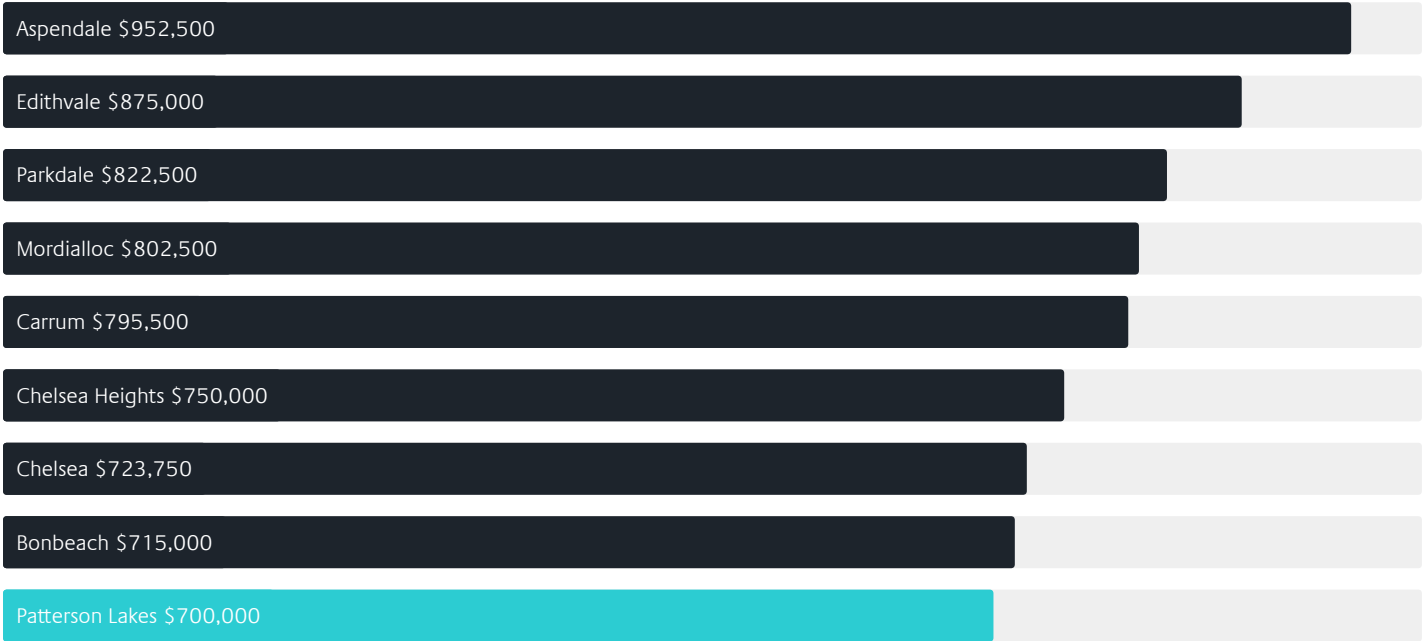


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 14%
● Private 86%

Auction Clearance Rate*

60%

Median Days on Market^

48 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^











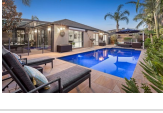

2.5 people

Sold Properties~











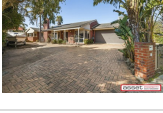

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 209/109 Mcleod Rd Patterson Lakes	2	Apartment	\$490,000	26 May 2025
 4/3 Canberra St Patterson Lakes	3	Townhouse	\$1,180,000	02 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
 27 Erinka Cr Patterson Lakes	3	House	\$1,000,000	12 Mar 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 75 Harbour Dr Patterson Lakes	4	House	\$1,300,000	07 Mar 2025
 109 Palm Beach Dr Patterson Lakes	3	House	\$2,025,000	06 Mar 2025
 15 Starboard La Patterson Lakes	4	House	\$980,000	05 Mar 2025
 34 The Boulevard Patterson Lakes	3	Townhouse	\$880,000	27 Feb 2025
 2/41 Gladesville Blvd Patterson Lakes	3	Townhouse	\$777,000	24 Feb 2025
 63/5 Thompson Rd Patterson Lakes	2	Apartment	\$530,000	21 Feb 2025
 2 Staten Isld Patterson Lakes	4	House	\$1,580,000	21 Feb 2025
 29 Scarborough Dr Patterson Lakes	3	House	\$1,000,000	20 Feb 2025
 14 Oasis Ct PATTERSON LAKES	2	Unit	\$665,000	19 Feb 2025
 3 Terrigal Dr Patterson Lakes	3	House	\$760,000	15 Feb 2025
 59 Palm Beach Dr Patterson Lakes	3	House	\$1,750,000	14 Feb 2025
 18/5 Thompson Rd Patterson Lakes	2	Apartment	\$513,000	14 Feb 2025



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

jelliscraig.com.au

Data is current as of PDF generation date 01/06/2025

* 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.