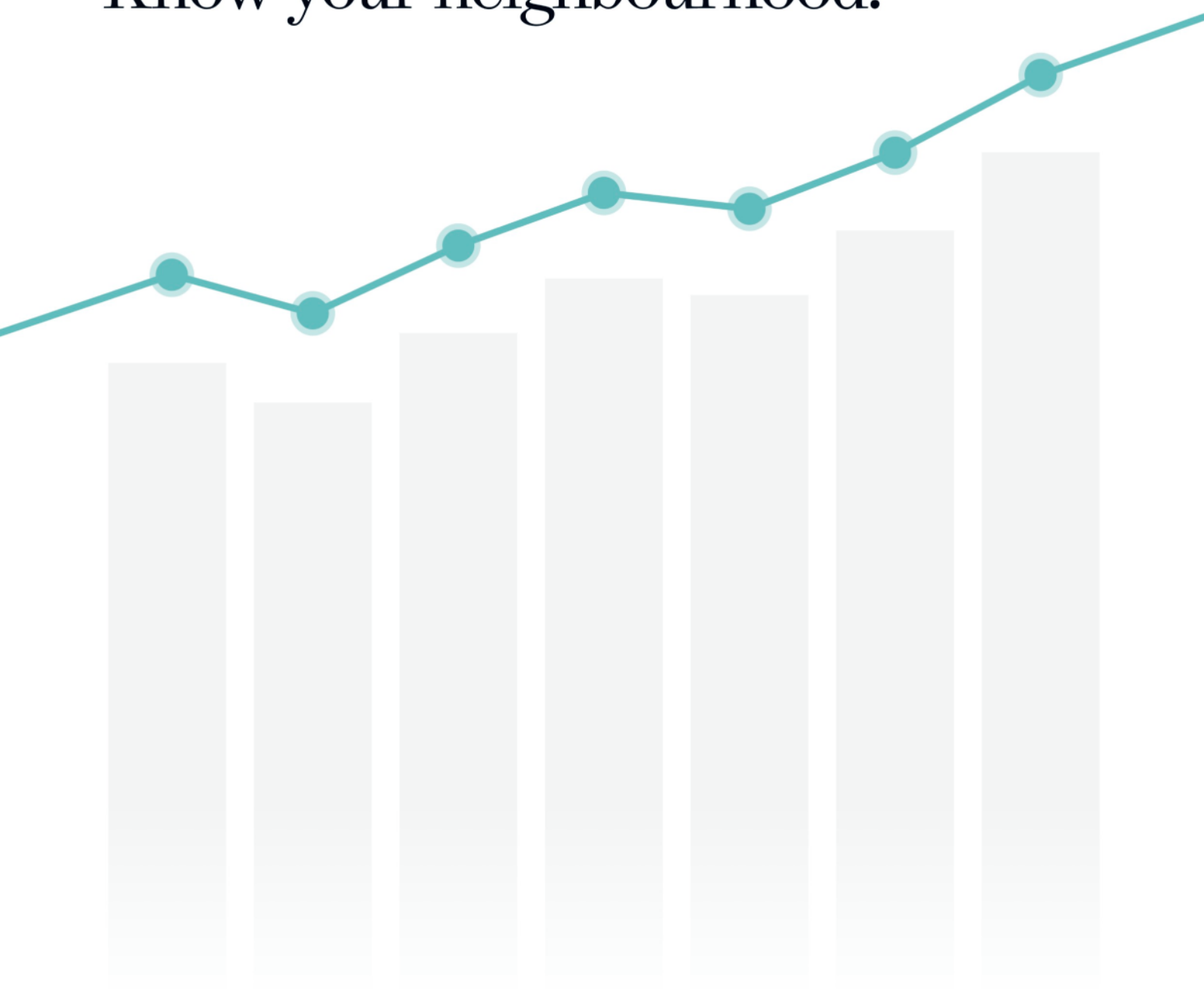


PATTERSON LAKES



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

Median

**\$1.30m**

Quarterly Price Change

**-2.25% ↓**

## Median Unit Price\*

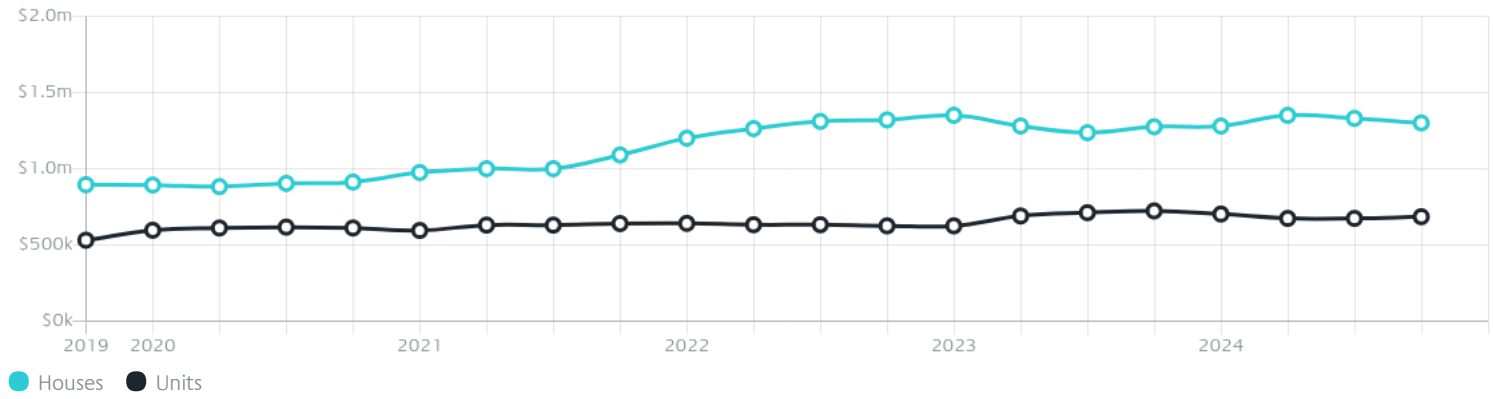
Median

**\$685k**

Quarterly Price Change

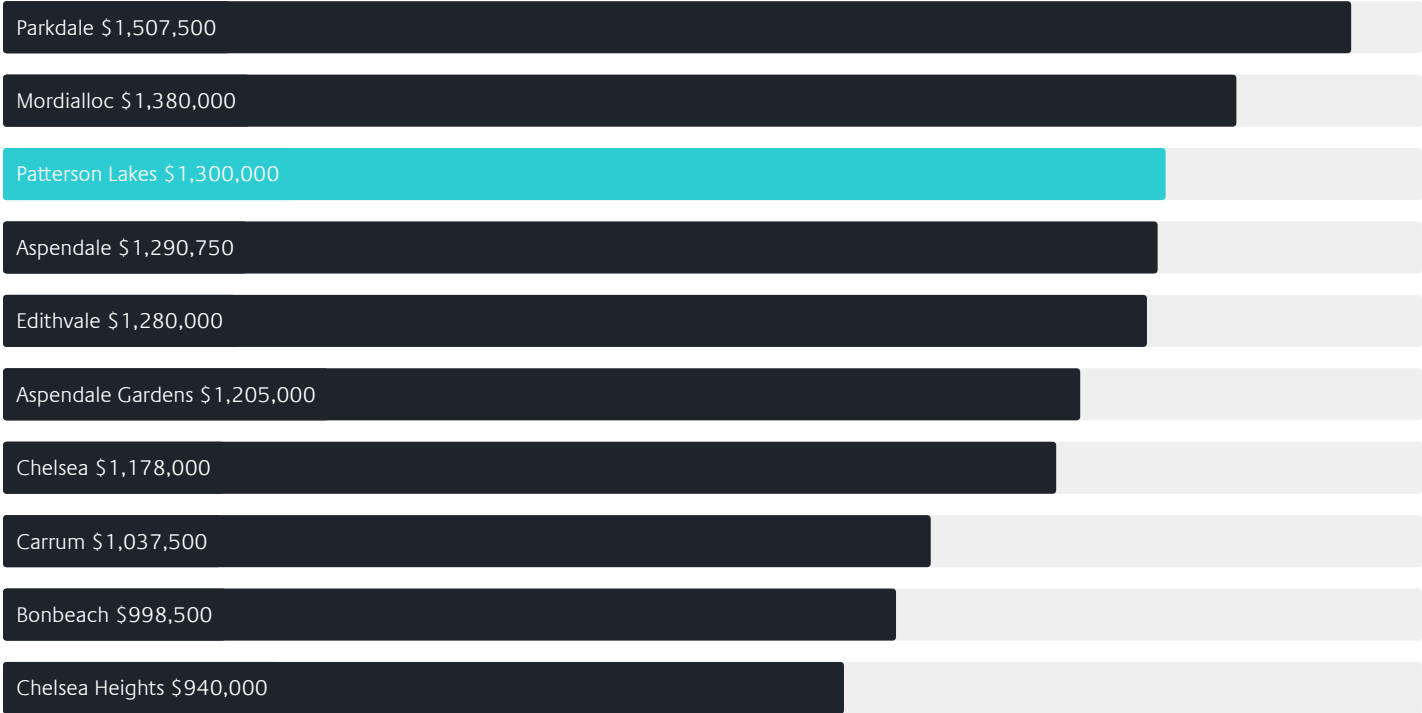
**1.63% ↑**

## Quarterly Price Change\*



# Surrounding Suburbs

## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

Sale Method\*



● Auction 3%  
● Private 97%

Auction Clearance Rate\*

100%

Median Days on Market^

44 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^







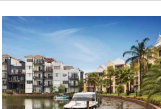
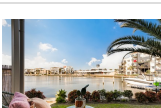



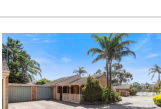
46 years

Median Household Size^













2.5 people

# Sold Properties~










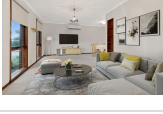


Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisraig.com.au/suburbinsights](https://jellisraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 63/5 Thompson Rd Patterson Lakes	2	Apartment	\$530,000	21 Feb 2025
 3 Terrigal Dr Patterson Lakes	3	House	\$760,000	15 Feb 2025
 18/5 Thompson Rd Patterson Lakes	2	Apartment	\$513,000	14 Feb 2025
 59 Palm Beach Dr Patterson Lakes	3	House	\$1,750,000	14 Feb 2025
 2/16 Thompson Rd Patterson Lakes	3	House	\$750,000	10 Feb 2025
 3/260 Mcleod Rd Patterson Lakes	2	Unit	\$662,000	06 Feb 2025
 6/3 Inner Harbour Dr PATTERSON LAKES	2	Flat/Unit/Apartment	\$628,000	28 Jan 2025
 1/3 Inner Harbour Dr Patterson Lakes	2	Apartment	\$570,000	21 Jan 2025
 2 Scott Ct Patterson Lakes	3	House	\$910,000	17 Jan 2025
 1/43-49 Gladesville Blvd Patterson Lakes	3	Unit	\$740,000	16 Jan 2025
 5 Kurrawa Cr Patterson Lakes	3	House	\$855,000	12 Jan 2025
 6/43-49 Gladesville Blvd PATTERSON LAKES	3	Unit	\$712,000	11 Jan 2025

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 62 Scarborough Dr Patterson Lakes	3	House	\$845,000	27 Dec 2024
 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
 50/74 Gladesville Blvd Patterson Lakes	3	Flat/Unit/Apartment	\$1,113,000	21 Dec 2024
 16 Arrunga Ct Patterson Lakes	2	House	\$200,000	20 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
 3 Lara Pl Patterson Lakes	3	House	\$1,040,000	06 Dec 2024
 12 Admirals Quay Patterson Lakes	4	House	\$940,000	06 Dec 2024
 13 Palm Beach Dr Patterson Lakes	5	House	\$1,968,000	02 Dec 2024

# Sold Properties~

Address	Bedrooms	Type	Price	Sold
 20 Kalang Ct Patterson Lakes	4	House	\$1,170,000	29 Nov 2024
 5 Brigantine Ct Patterson Lakes	5	House	\$1,500,000	20 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
 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
 2/74 Old Wells Rd Patterson Lakes	3	Flat/Unit/Apartment	\$561,000	05 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



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

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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