

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$1.20m

Quarterly Price Change

-4.19% ↓

Median Unit Price*

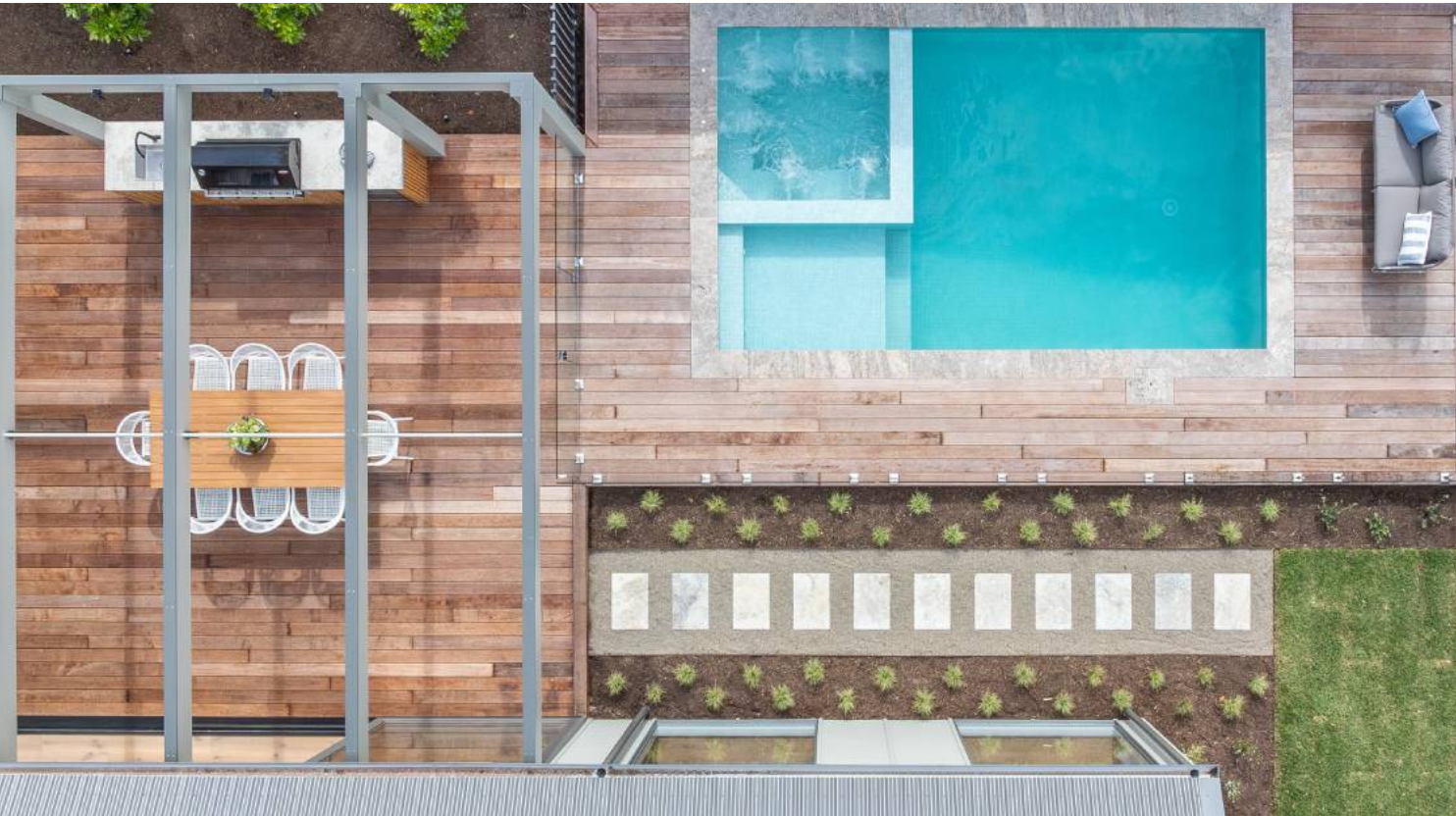
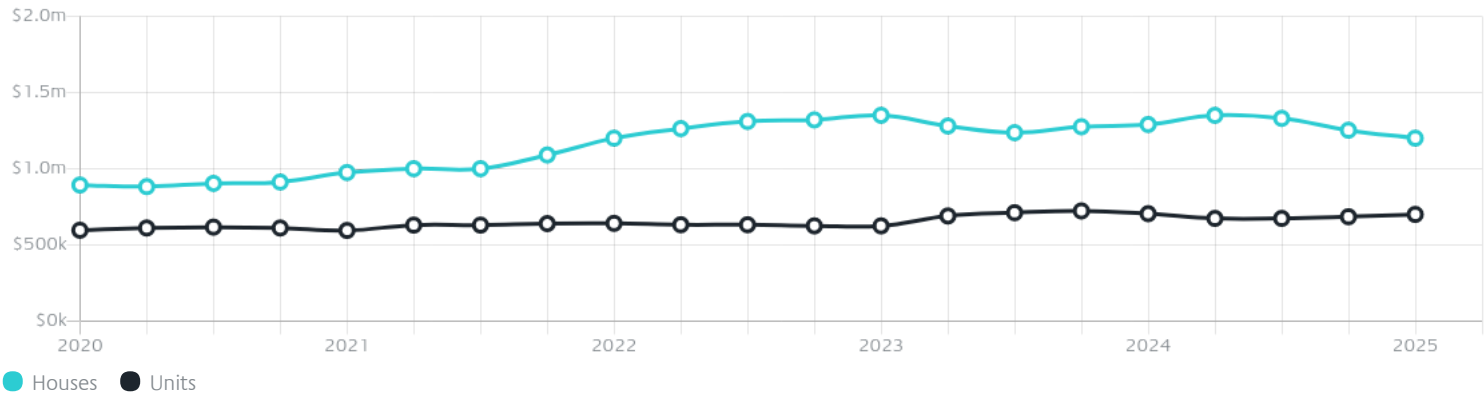
Median

\$700k

Quarterly Price Change

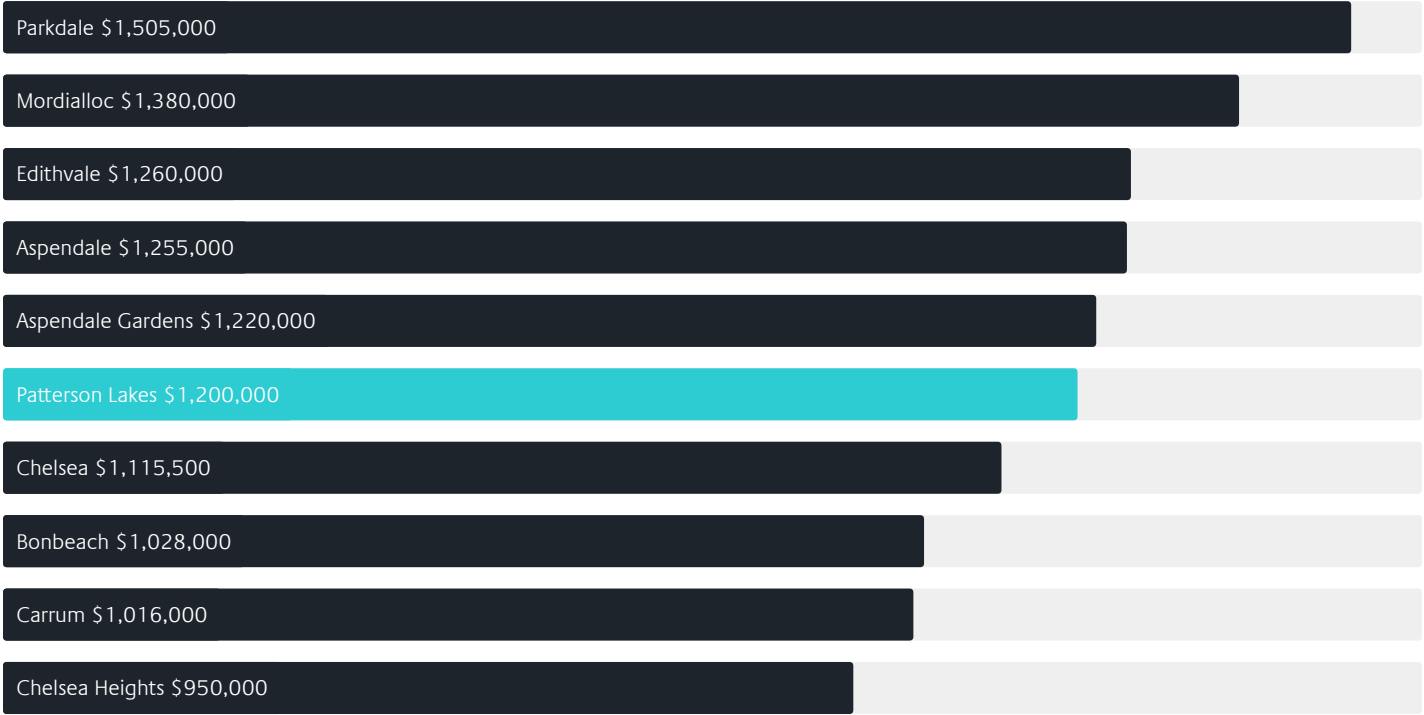
2.18% ↑

Quarterly Price Change*

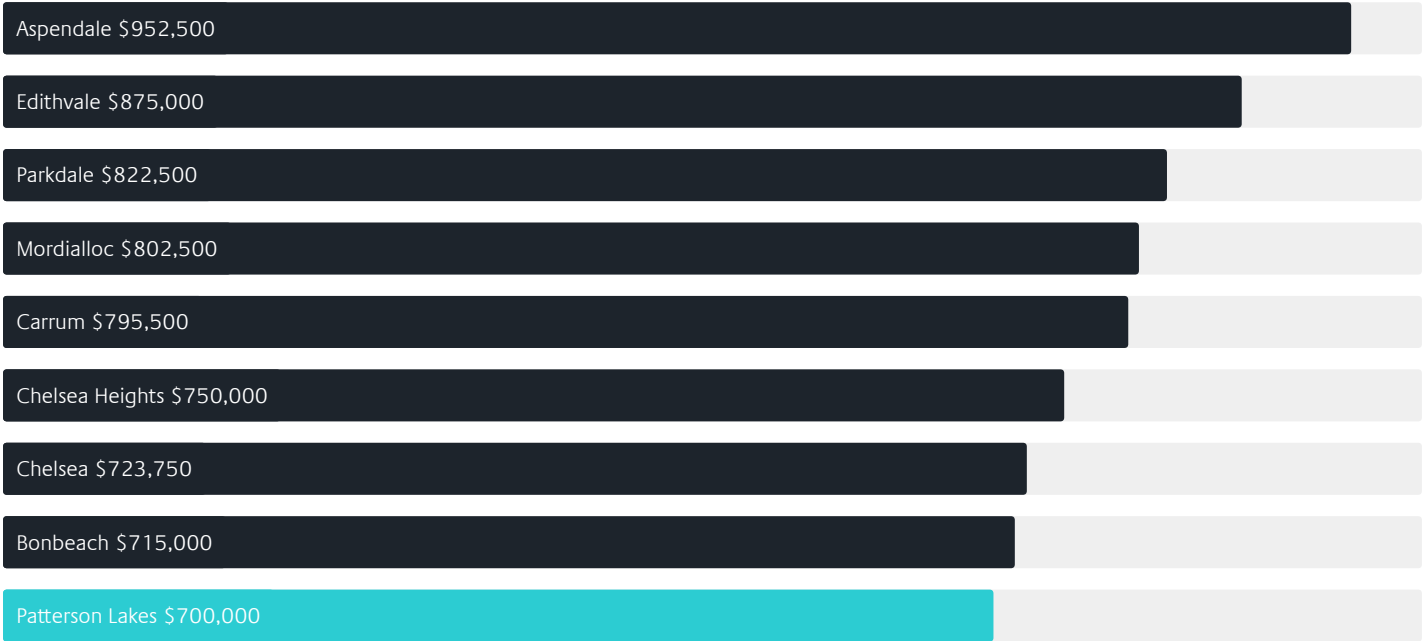


Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 9%
● Private 91%

Auction Clearance Rate*

33.33%

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^








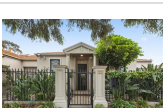



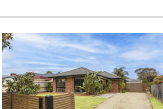
46 years

Median Household Size^










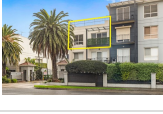


2.5 people

Sold Properties~









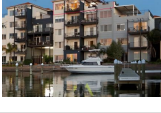
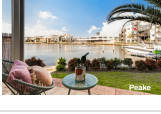
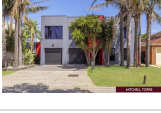

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 13 Sandridge Ct Patterson Lakes	4	House	\$1,200,000	30 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
 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
 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

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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 Isl'd Patterson Lakes	4	House	\$1,580,000	21 Feb 2025
 29 Scarborough Dr Patterson Lakes	3	House	\$1,000,000	20 Feb 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 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
 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
 2/39 Illawong Ct Patterson Lakes	4	Townhouse	\$930,000	06 Feb 2025
 6/3 Inner Harbour Dr PATTERSON LAKES	2	Flat/Unit/Apartment	\$628,000	28 Jan 2025
 26/5 Thompson Rd Patterson Lakes	2	Flat/Unit/Apartment	\$685,000	27 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



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jelliscraig.com.au

Data is current as of PDF generation date 01/05/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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