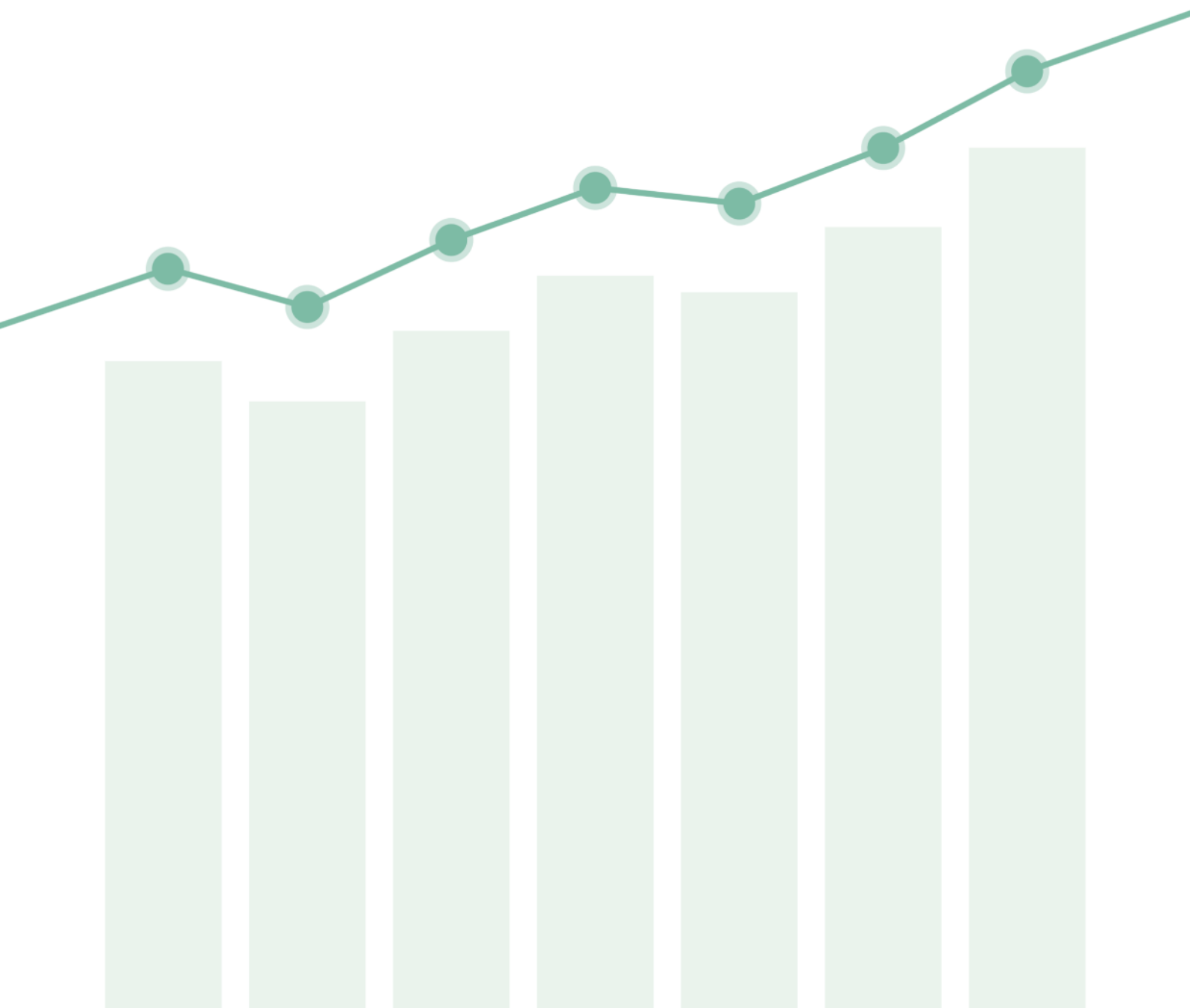


JellisCraig

PATTERSON LAKES

Suburb Report

Know your neighbourhood.



PATTERSON LAKES SUBURB REPORT

Median House Price*

Median

\$1.17m

Quarterly Price Change

-2.50% ↓

Median Unit Price*

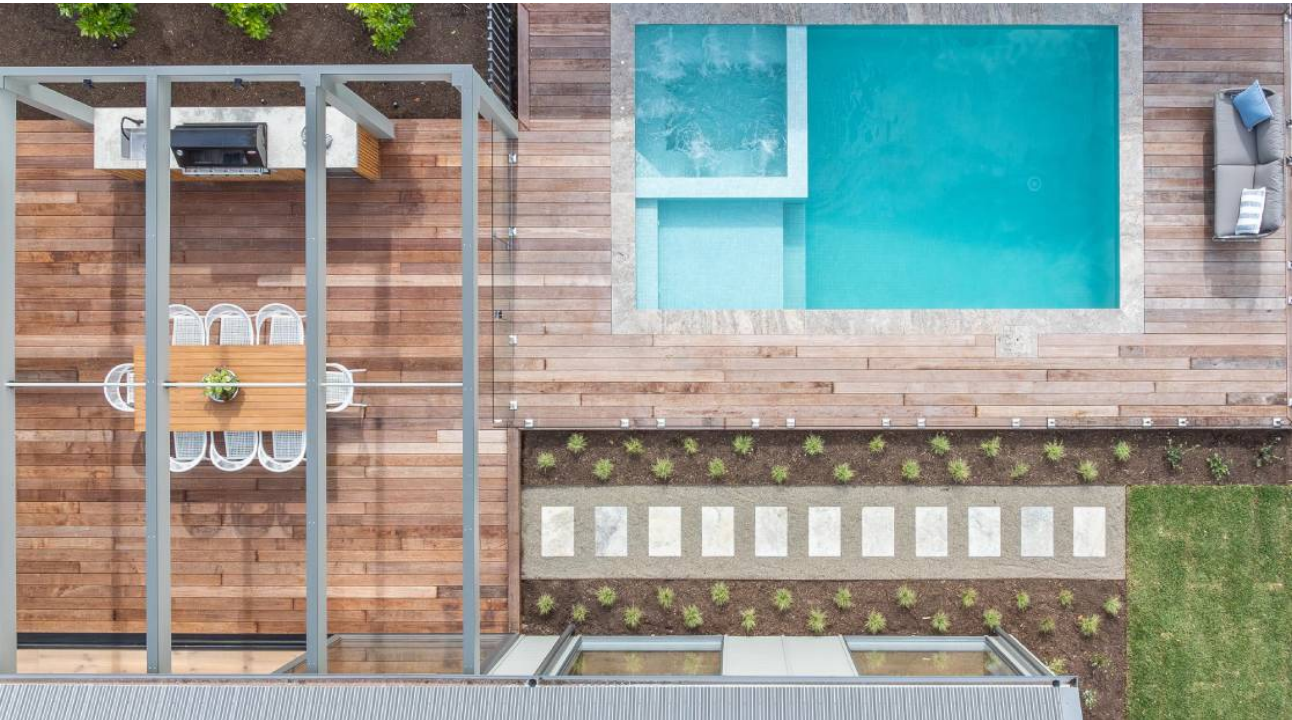
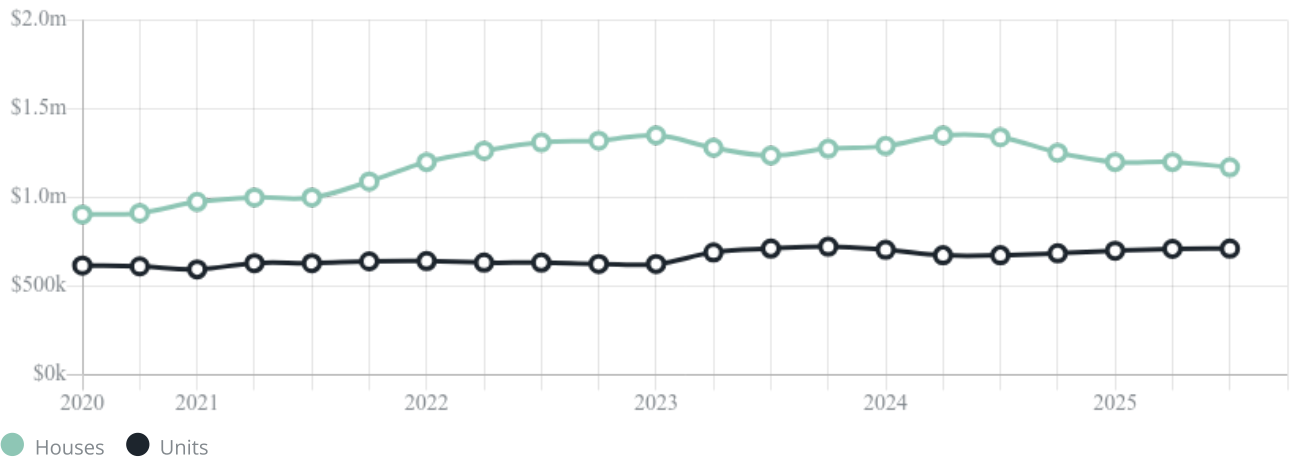
Median

\$712k

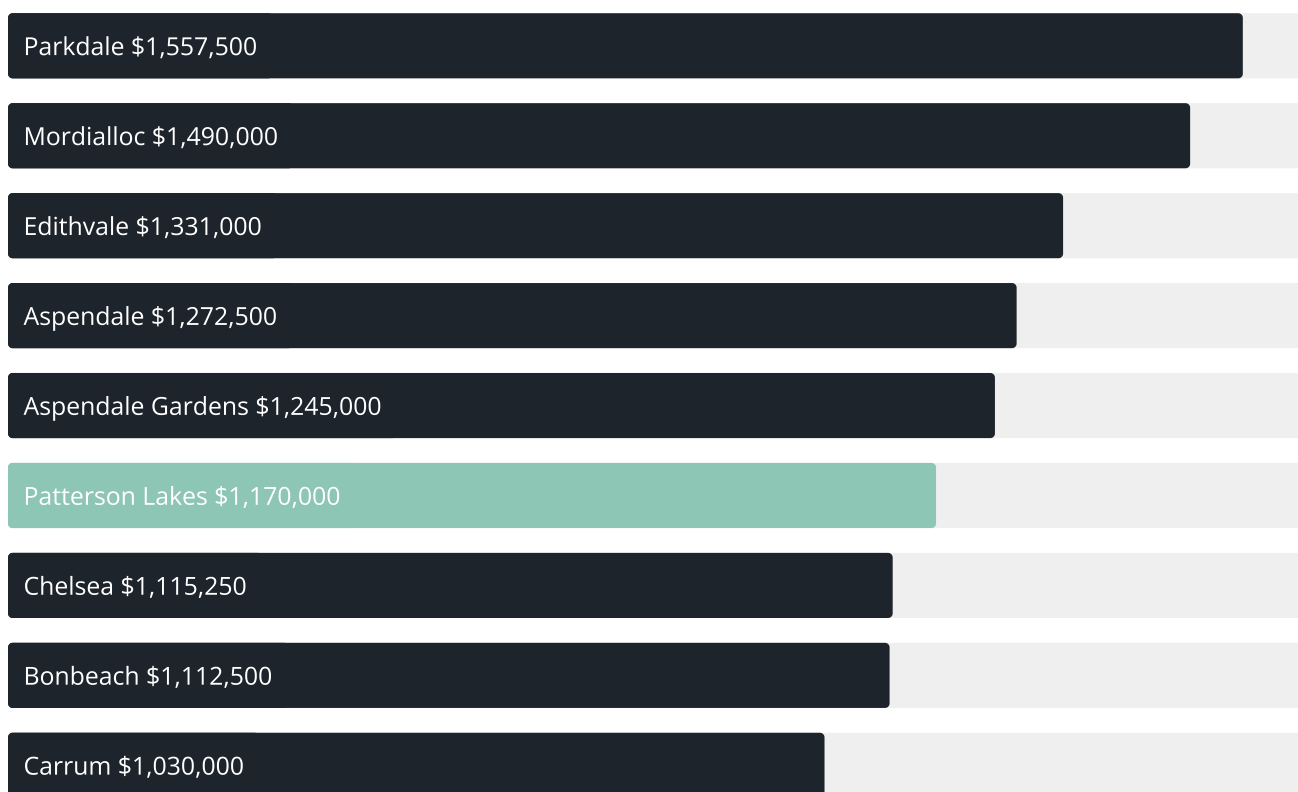
Quarterly Price Change

0.28% ↑

Quarterly Price Change*



PATTERSON LAKES SUBURB REPORT

Median House Sale Price^{*}Median Unit Sale Price^{*}

PATTERSON LAKES SUBURB REPORT

Sale Method*



● Auction 33%
● Private 67%

Auction Clearance Rate*

91.67%

Median Days on Market^

22 days

Average Hold Period*

6.6 years

Dwelling Type^



● Houses 60% ● Units 40%

Ownership^



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

Population^

7,793

Median Asking Rent per week*

\$730

Population Growth^

0

Rental Yield*

2.91%

Median Age^

46 years

Median Household Size^

2.5 people

PATTERSON LAKES SUBURB REPORT

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
 185 Palm Beach Dr Patterson Lakes	4	House	\$1,200,000	30 Oct 2025
 5 Alexander Ccl Patterson Lakes	3	House	\$1,050,000	27 Oct 2025
 34/74-76 Gladesville Blvd Patterson Lakes	3	Townhouse	\$1,310,000	25 Oct 2025
 55 Harbour Dr Patterson Lakes	4	House	\$1,460,000	25 Oct 2025
 4 Stephanie Ct Patterson Lakes	5	House	\$1,615,000	11 Oct 2025
 8 Stephanie Ct Patterson Lakes	5	House	\$1,365,000	11 Oct 2025
 178 Gladesville Blvd Patterson Lakes	3	House	\$1,005,000	08 Oct 2025
 1/44 Kurrawa Cr Patterson Lakes	3	House	\$820,000	29 Sep 2025
 2/7-11 Ocean Reef Dr Patterson Lakes	3	Townhouse	\$805,000	24 Sep 2025
 10/3 Inner Harbour Dr PATTERSON LAKES	2	Apartment	\$725,000	23 Sep 2025

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 203/109 Mcleod Rd Patterson Lakes	2	Unit	\$475,000	15 Sep 2025
 25 Curlew Point Dr Patterson Lakes	4	House	\$2,660,000	10 Sep 2025
 16/2 Alkira Ct PATTERSON LAKES	2	Townhouse	\$670,000	08 Sep 2025
 39a Harbour Dr Patterson Lakes	3	House	\$976,500	08 Sep 2025
 6 Tasman Ct Patterson Lakes	4	House	\$1,425,000	06 Sep 2025
 16/60-68 Gladesville Blvd Patterson Lakes	2	Apartment	\$565,000	05 Sep 2025
 14 Alkira Ct Patterson Lakes	4	House	\$1,210,000	01 Sep 2025
 2/21 Canberra St PATTERSON LAKES	3	Flat/Unit/Apartment	\$740,000	01 Sep 2025
 5 Bream Bay Patterson Lakes	4	House	\$2,188,888	28 Aug 2025
 12 Nanda Ct Patterson Lakes	4	House	\$1,450,000	28 Aug 2025

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 54 Myola St Patterson Lakes	3	House	\$955,000	28 Aug 2025
 5 Clipper Isld Patterson Lakes	4	House	\$2,498,888	27 Aug 2025
 24 Tiller La Patterson Lakes	3	House	\$967,500	26 Aug 2025
 37a Harbour Dr Patterson Lakes	3	House	\$928,000	22 Aug 2025
 16/60 Gladesville Blvd Patterson Lakes	2	Flat/Unit/Apartment	\$565,000	22 Aug 2025
 38 Legana Ct Patterson Lakes	4	House	\$1,200,000	18 Aug 2025
 133 Gladesville Blvd Patterson Lakes	4	House	\$930,000	16 Aug 2025
 139 Gladesville Blvd Patterson Lakes	3	House	\$895,000	15 Aug 2025
 4/24 Schooner Bay Dr PATTERSON LAKES	4	Townhouse	\$1,525,000	13 Aug 2025
 6 Legana Ct Patterson Lakes	4	House	\$1,130,000	07 Aug 2025



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

jellisrcraig.com.au

Data is current as of PDF generation date 01/11/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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