

# JellisCraig

PATTERSON LAKES

# Suburb Report

Know your neighbourhood.



PATTERSON LAKES SUBURB REPORT

Median House Price\*

Median

\$1.18m

Quarterly Price Change

-2.00% ↓

Median Unit Price\*

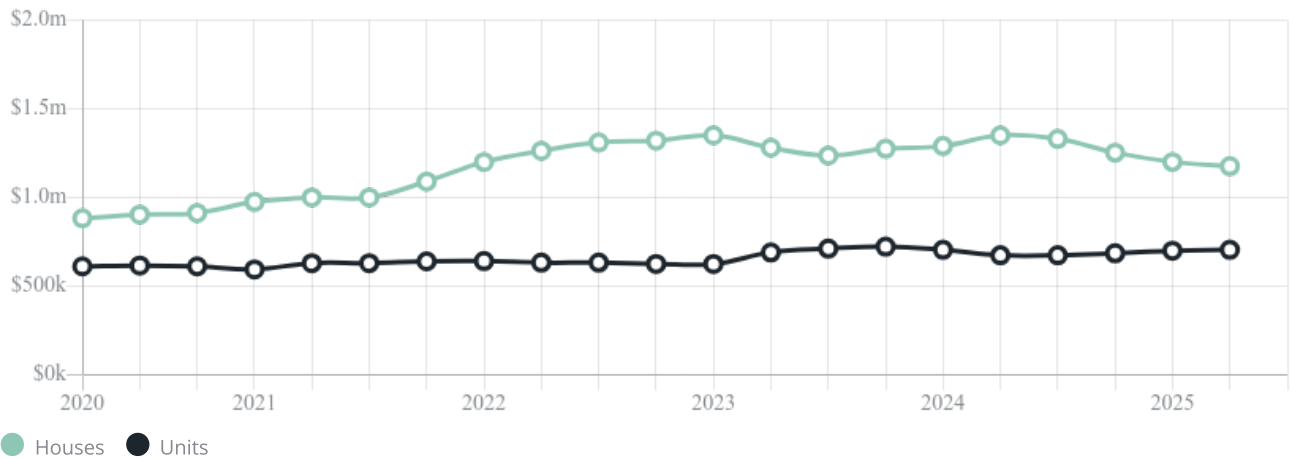
Median

\$705k

Quarterly Price Change

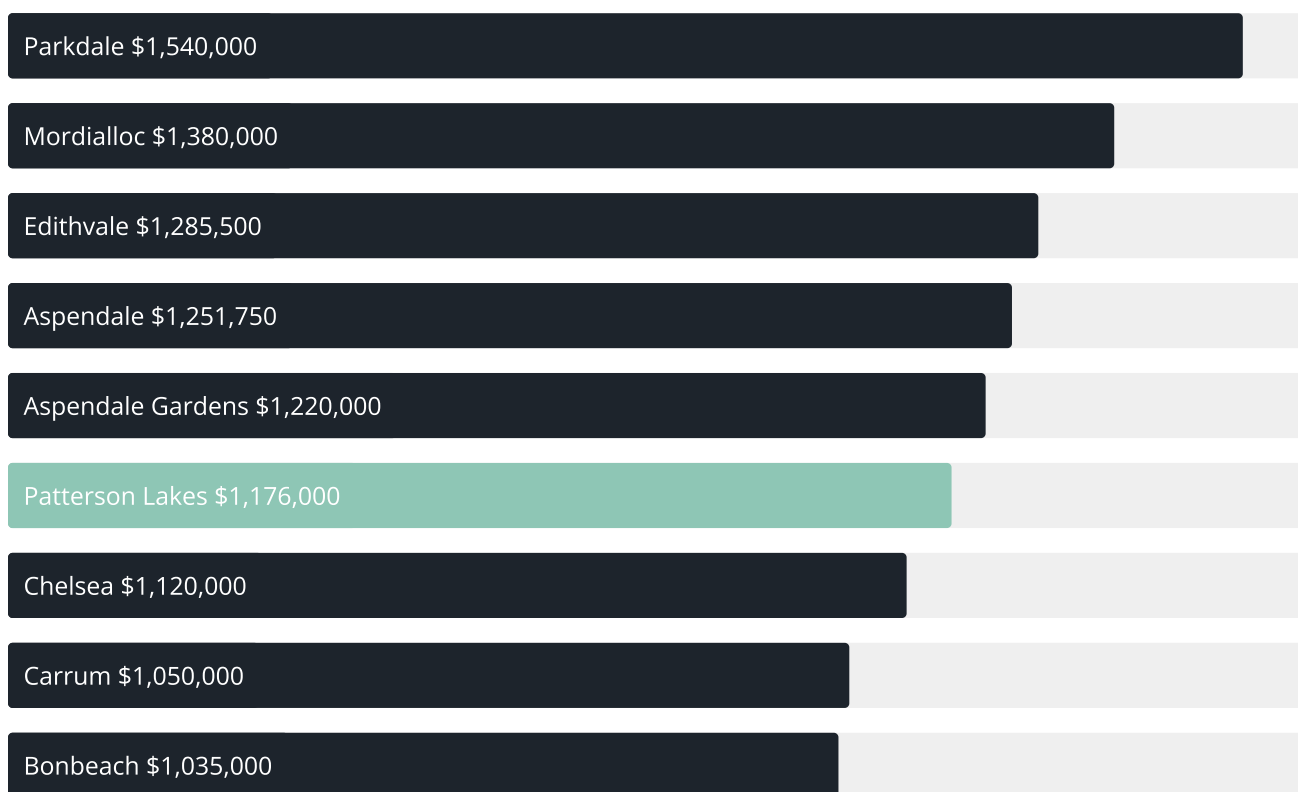
0.71% ↑

Quarterly Price Change\*

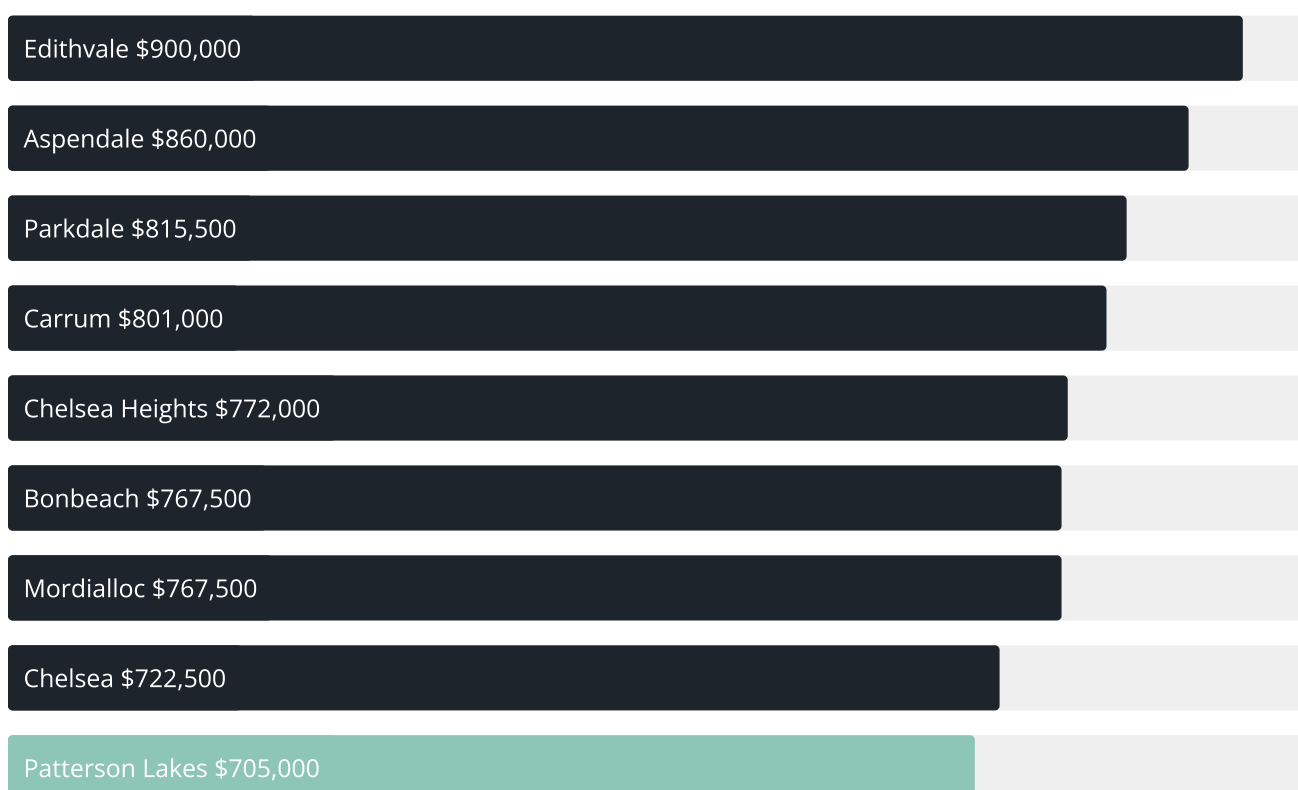


## PATTERSON LAKES SUBURB REPORT

### Median House Sale Price<sup>\*</sup>



### Median Unit Sale Price<sup>\*</sup>



## PATTERSON LAKES SUBURB REPORT

## Sale Method\*



● Auction 13%  
● Private 87%

## Auction Clearance Rate\*

100%

## Median Days on Market^

25 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\*

\$770

## 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](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 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
 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
 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
 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
 5 Clipper Isld Patterson Lakes	4	House	\$2,498,888	27 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
 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
 16 Colac Ct PATTERSON LAKES	3	House	\$870,000	06 Aug 2025
 4/43-49 Gladesville Blvd Patterson Lakes	3	Unit	\$785,000	30 Jul 2025
 13 Balarang Ct Patterson Lakes	3	House	\$870,000	29 Jul 2025
 15/59-73 Gladesville Blvd Patterson Lakes	3	House	\$515,000	25 Jul 2025
 13 Acacia Cr Patterson Lakes	4	House	\$1,175,000	22 Jul 2025

## PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 26 Legana Ct Patterson Lakes	5	House	\$1,170,000	19 Jul 2025
 9 The Boulevard Patterson Lakes	3	House	\$850,000	14 Jul 2025
 412/109 Mcleod Rd Patterson Lakes	3	Unit	\$610,000	10 Jul 2025
 28/117 Mcleod Rd Patterson Lakes	3	House	\$699,000	08 Jul 2025
 12/60-68 Gladesville Blvd Patterson Lakes	3	Apartment	\$580,000	07 Jul 2025
 12/60 Gladesville Blvd Patterson Lakes	2	Flat/Unit/Apartment	\$580,000	07 Jul 2025
 12 Swallow Ct Patterson Lakes	5	House	\$2,861,000	06 Jul 2025
 61 Harbour Dr Patterson Lakes	5	House	\$1,160,000	05 Jul 2025
 1/1 Inner Harbour Dr Patterson Lakes	2	House	\$820,000	04 Jul 2025
 14 Terrigal Dr Patterson Lakes	5	House	\$1,070,000	03 Jul 2025





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

Data is current as of PDF generation date 01/10/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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