

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*

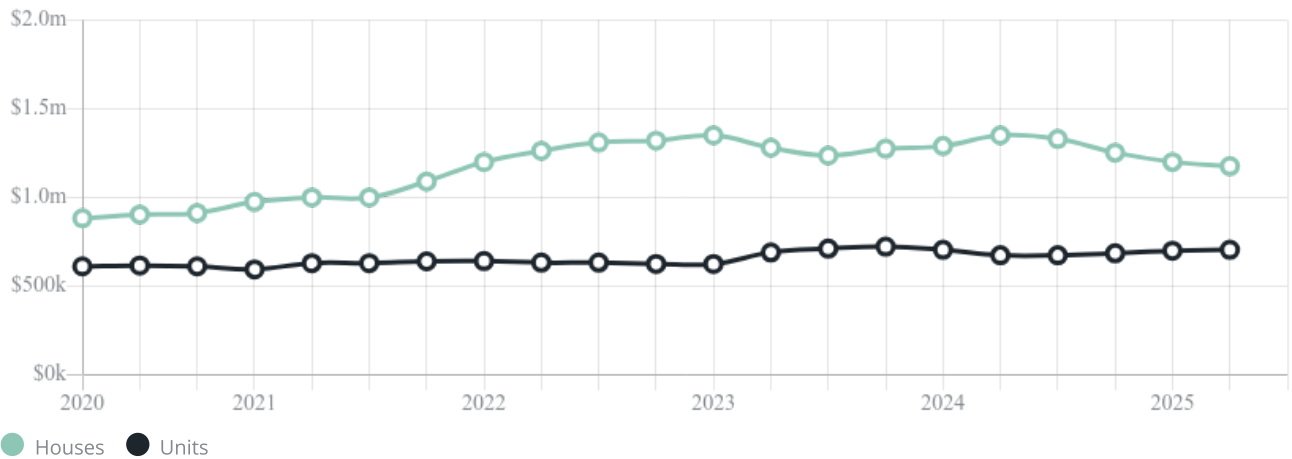
Median

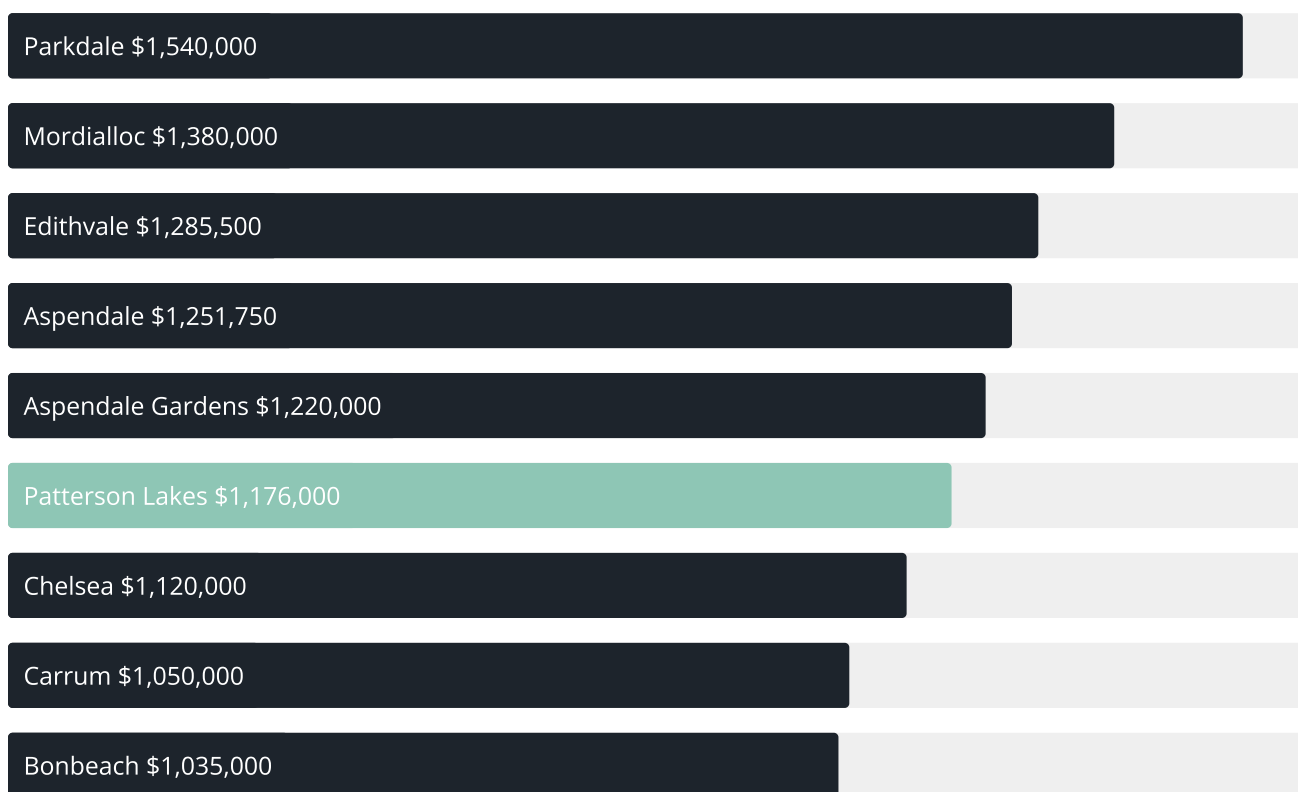
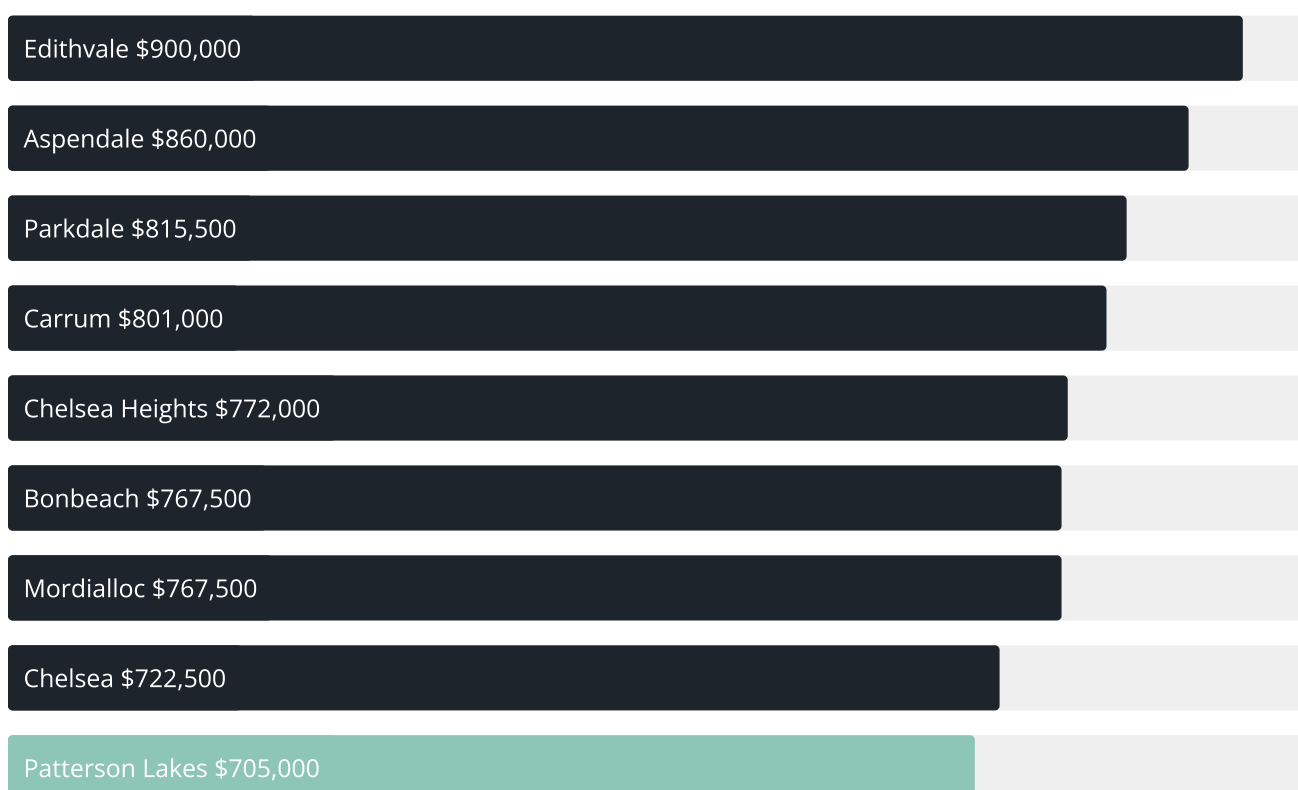
\$705k

Quarterly Price Change

0.71% ↑

Quarterly Price Change*



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

PATTERSON LAKES SUBURB REPORT

Sale Method*



● Auction 6%

● Private 94%

Auction Clearance Rate*

100%

Median Days on Market^

39 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




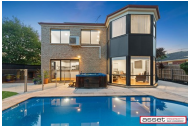






Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 5 Bream Bay Patterson Lakes	4	House	\$2,188,888	28 Aug 2025
 5 Clipper Island Patterson Lakes	4	House	\$2,498,888	27 Aug 2025
 139 Gladesville Blvd Patterson Lakes	3	House	\$895,000	15 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
 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

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 10 Plover Ct Patterson Lakes	3	House	\$1,785,000	29 Jun 2025
 6/260 Mcleod Rd Patterson Lakes	3	House	\$707,000	26 Jun 2025
 23/117 Mcleod Rd Patterson Lakes	2	Apartment	\$677,000	19 Jun 2025
 67 Palm Beach Dr Patterson Lakes	4	House	\$2,020,000	17 Jun 2025
 2/92 Gladesville Blvd Patterson Lakes	2	Flat/Unit/Apartment	\$690,000	17 Jun 2025

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 8/60-68 Gladesville Blvd PATTERSON LAKES	3	Apartment	\$589,000	16 Jun 2025
 1/1 Canberra St Patterson Lakes	3	House	\$940,000	12 Jun 2025
 29 The Boulevard Patterson Lakes	3	House	\$920,000	06 Jun 2025
 50 Lord Rodney Dr Patterson Lakes	5	House	\$1,400,000	05 Jun 2025
 3/35 Canberra St Patterson Lakes	2	Unit	\$665,500	05 Jun 2025
 1/2 Nanda Ct Patterson Lakes	3	Flat/Unit/Apartment	\$855,000	03 Jun 2025
 19/60-68 Gladesville Blvd PATTERSON LAKES	2	Townhouse	\$625,000	01 Jun 2025
 203/98 Gladesville Blvd Patterson Lakes	2	Unit	\$745,000	31 May 2025
 26 Scarborough Dr Patterson Lakes	3	Townhouse	\$854,000	29 May 2025
 34/117 Mcleod Rd Patterson Lakes	2	Apartment	\$792,500	28 May 2025



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Data is current as of PDF generation date 01/09/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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