



Patterson Lakes

Suburb Report



Your connection to property insights



JellisCraig

PATTERSON LAKES SUBURB REPORT

Median house price¹

Median

\$1.28m

Quarterly price change

9.40% ↑

Median unit price¹

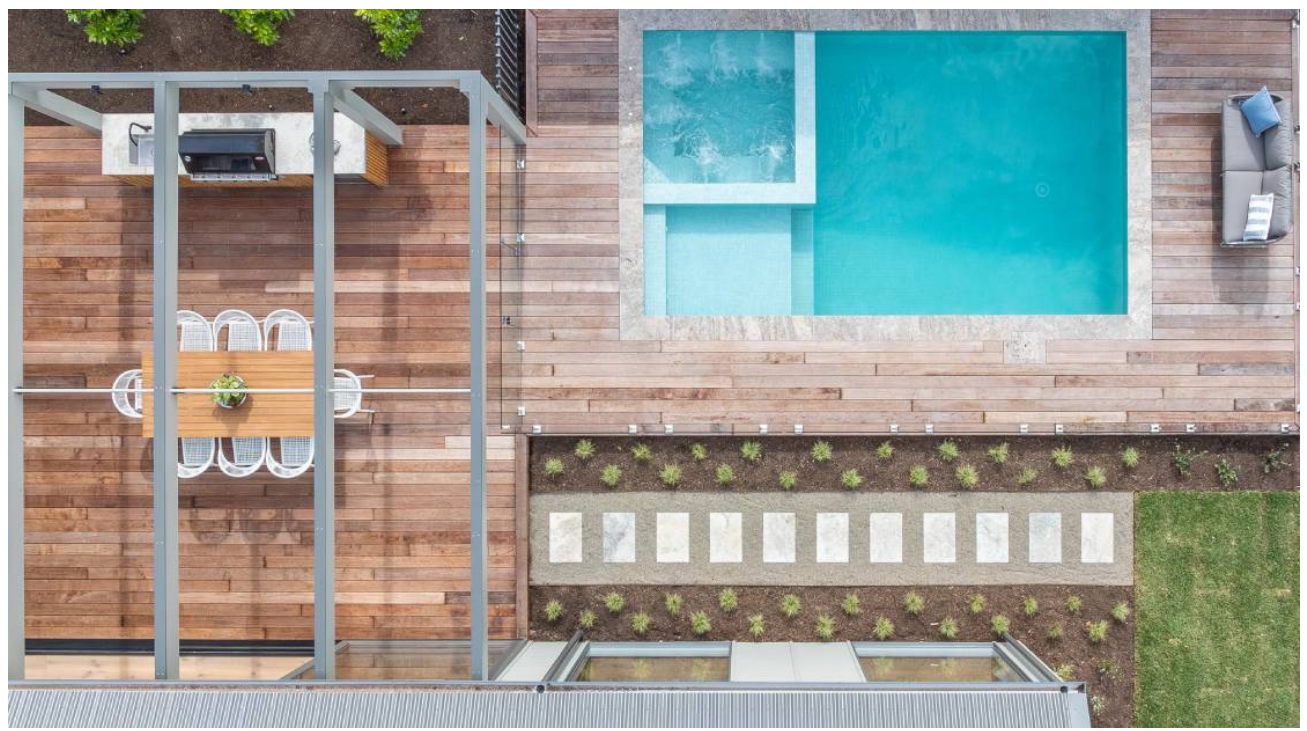
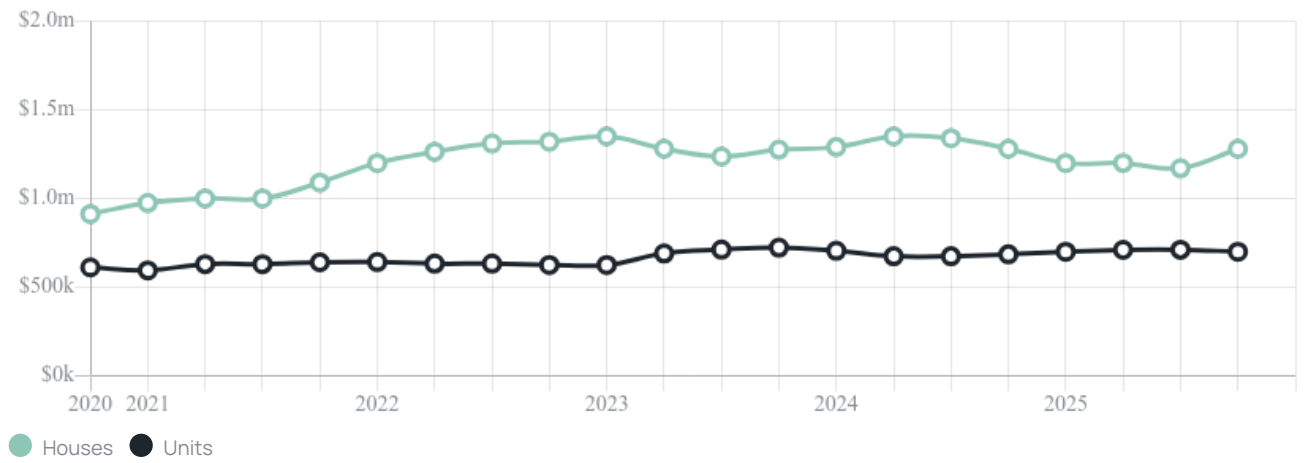
Median

\$700k

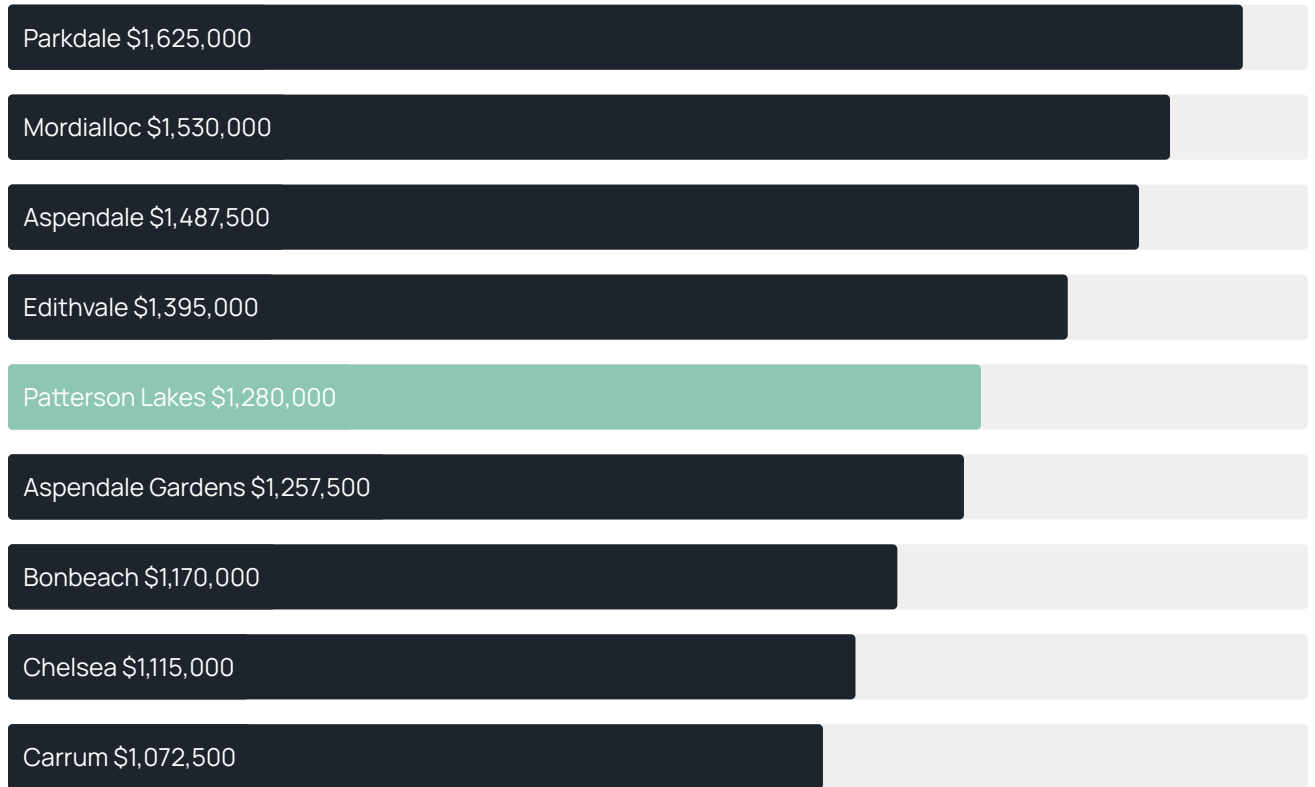
Quarterly price change

-1.54% ↓

Quarterly price change¹



Median house price¹



Median unit price¹



Sale method²



● Auction 11%
 ● Private 89%

Auction clearance rate³

100%

Median days on market³

20 days

Average hold period¹

6.6 years

Dwelling type⁵



● Houses 60% ● Units 40%

Ownership⁵



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

Population⁵

7,793

Median asking rent¹

\$725 per week

Population growth⁵

0

Rental yield¹

2.91%

Median age⁵

46 years











Median household size⁵

2.5 people











PATTERSON LAKES SUBURB REPORT

Recent Patterson Lakes sales











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

Address	Bedrooms	Type	Price	Sold
 221 Mcleod Rd Patterson Lakes	4	House	\$1,100,000	30 Mar 2026
 4 Balarang Ct Patterson Lakes	3	House	\$835,000	23 Mar 2026
 73 Palm Beach Dr Patterson Lakes	3	House	\$1,800,000	14 Mar 2026
 7 Southseas Pl Patterson Lakes	3	House	\$1,875,000	13 Mar 2026
 1/14 Mermaid Ct Patterson Lakes	3	Townhouse	\$910,000	04 Mar 2026
 59 Myola St Patterson Lakes	4	House	\$1,680,000	02 Mar 2026
 10 Grevillea Ct Patterson Lakes	4	House	\$3,600,000	27 Feb 2026
 3/21-23 Canberra St Patterson Lakes	3	Unit	\$910,000	26 Feb 2026
 12 Governor Arthur Dr Patterson Lakes	4	House	\$1,360,000	26 Feb 2026
 63 Scarborough Dr Patterson Lakes	3	Townhouse	\$1,260,000	21 Feb 2026

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 137 Gladesville Blvd Patterson Lakes	4	House	\$910,000	15 Feb 2026
 5/7-11 Ocean Reef Dr Patterson Lakes	3	Townhouse	\$800,000	14 Feb 2026
 17 Gladesville Blvd Patterson Lakes	3	House	\$1,330,000	13 Feb 2026
 1 Admirals Quay Patterson Lakes	6	House	\$2,735,000	13 Feb 2026
 8 Adelong Ct Patterson Lakes	3	House	\$860,000	13 Feb 2026
 6/1 Canberra St Patterson Lakes	2	Unit	\$830,000	11 Feb 2026
 248 Gladesville Blvd Patterson Lakes	3	House	\$1,215,500	11 Feb 2026
 59/117 Mcleod Rd Patterson Lakes	2	Apartment	\$790,000	06 Feb 2026
 2/59-73 Gladesville Blvd Patterson Lakes	2	House	\$470,000	02 Feb 2026
 12/1 Canberra St PATTERSON LAKES	4	Flat/Unit/Apartment	\$1,650,000	30 Jan 2026

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 4/1 Inner Harbour Dr PATTERSON LAKES	2	Townhouse	\$972,000	14 Jan 2026
 50 Governor Arthur Dr Patterson Lakes	4	House	\$1,345,000	14 Jan 2026
 85 Palm Beach Dr Patterson Lakes	5	House	\$1,050,000	08 Jan 2026
 46 Gladesville Blvd Patterson Lakes	4	House	\$1,295,000	29 Dec 2025
 15 Castaway Ct Patterson Lakes	4	House	\$3,950,000	22 Dec 2025
 1 Stephanie Ct Patterson Lakes	4	House	\$1,510,000	18 Dec 2025
 4 Legana Ct Patterson Lakes	3	House	\$1,172,000	18 Dec 2025
 8 Sovereign Cl Patterson Lakes	5	House	\$1,365,500	15 Dec 2025
 21 Kurrawa Cr Patterson Lakes	3	House	\$845,000	13 Dec 2025
 18 Palm Beach Dr Patterson Lakes	2	House	\$800,000	11 Dec 2025



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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 01/04/2026

- 1 Property Data Online, updated quarterly for the past 12 months
- 2 Property Data Online, updated daily for the past 12 months
- 3 Property Data Online, updated daily for the past quarter
- 4 Jellis Craig's average inspection attendance per listing (houses) over the last 12 months, updated daily
- 5 2021 Australian Census
- 6 Property Data Online, updated daily

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