



Patterson Lakes

Suburb Report



Your connection to property insights



JellisCraig

PATTERSON LAKES SUBURB REPORT

Median house price¹

Median

\$1.34m

Quarterly price change

0.37% ↑

Median unit price¹

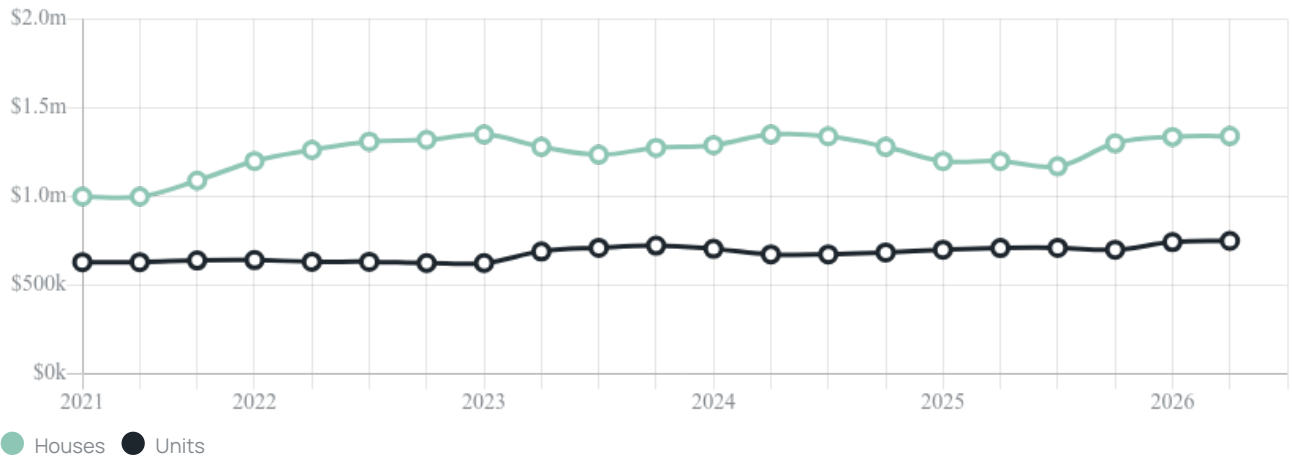
Median

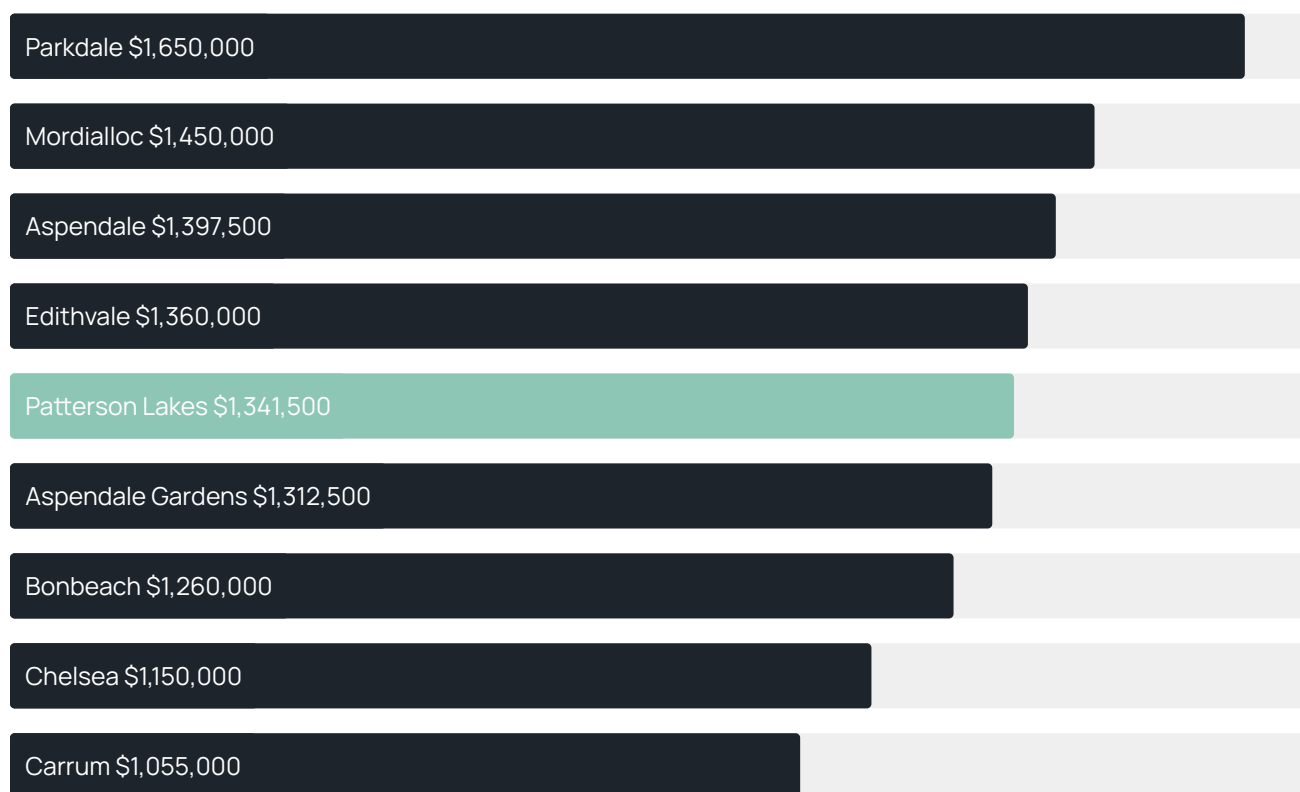
\$750k

Quarterly price change

1.01% ↑

Quarterly price change¹



Median house price¹Median unit price¹

Sale method²



Auction clearance rate³

66.67%

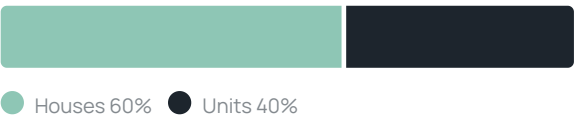
Median days on market³

38 days

Average hold period¹

6.6 years

Dwelling type⁵



Ownership⁵



Population⁵

7,793

Median asking rent¹

\$750 per week

Population growth⁵

0

Rental yield¹

2.91%

Median age⁵

46 years

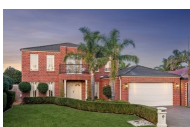
Median household size⁵

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 jellisicraig.com.au/suburb-reports

Address	Bedrooms	Type	Price	Sold
 3 Royal Charlotte Dr Patterson Lakes	4	House	\$1,360,888	24 Jul 2026
 2 Erinka Cr Patterson Lakes	3	House	\$860,000	21 Jul 2026
 2/8 Cullen Ct Patterson Lakes	4	House	\$1,250,000	17 Jul 2026
 164 Gladesville Blvd Patterson Lakes	3	House	\$960,000	10 Jul 2026
 10 Hannalore Way Patterson Lakes	3	House	\$1,130,000	06 Jul 2026
 42 North Shore Dr Patterson Lakes	4	House	\$1,780,000	02 Jul 2026
 9 Hatteras Ct Patterson Lakes	4	House	\$1,245,500	27 Jun 2026
 9 Lord Rodney Dr Patterson Lakes	4	House	\$1,265,000	27 Jun 2026
 9 Wyong Ct Patterson Lakes	4	House	\$1,060,000	22 Jun 2026
 3/19 North Shore Dr Patterson Lakes	2	Apartment	\$460,000	18 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 1/34 Palm Beach Dr Patterson Lakes	3	Unit	\$865,000	14 Jun 2026
 6/35 Canberra St Patterson Lakes	3	Unit	\$750,000	13 Jun 2026
 12 Boloka Ct Patterson Lakes	3	House	\$885,000	13 Jun 2026
 15 Kiah Ct Patterson Lakes	3	Unit	\$781,000	11 Jun 2026
 8/17-23 Legana Ct Patterson Lakes	3	Townhouse	\$780,000	04 Jun 2026
 4/74-76 Gladesville Blvd Patterson Lakes	2	Townhouse	\$750,000	26 May 2026
 4 Tumut Ct Patterson Lakes	4	House	\$1,950,000	22 May 2026
 11 Oceanic Dr Patterson Lakes	4	House	\$1,420,000	12 May 2026
 16-18 Riverside West Patterson Lakes	4	House	\$2,450,000	11 May 2026
 29/5 Thompson Rd Patterson Lakes	2	Apartment	\$565,000	09 May 2026

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Address	Bedrooms	Type	Price	Sold
 51 Scarborough Dr Patterson Lakes	3	House	\$1,200,000	09 May 2026
 4/2 Snapper Point Dr Patterson Lakes	3	Townhouse	\$1,050,000	04 May 2026
 11 The Parkway Patterson Lakes	4	House	\$1,265,000	02 May 2026
 208/109 Mcleod Rd Patterson Lakes	2	Apartment	\$467,500	20 Apr 2026
 46 Lord Rodney Dr Patterson Lakes	4	House	\$1,244,000	16 Apr 2026
 21 Acacia Cr Patterson Lakes	5	House	\$1,252,000	15 Apr 2026
 218 Gladesville Blvd Patterson Lakes	5	House	\$1,520,000	12 Apr 2026
 28 Riverside West PATTERSON LAKES	3	House	\$1,602,000	11 Apr 2026
 45 The Boulevard Patterson Lakes	3	House	\$1,500,000	09 Apr 2026
 2 Wetland Dr Patterson Lakes	4	House	\$1,120,000	09 Apr 2026



Jellis Craig Mentone
99a Balcombe Road, Mentone
(03) 9585 5667

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 01/08/2026

- 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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