



Patterson Lakes Suburb Report

Your connection to property insights



JellisCraig

Property Prices

PATTERSON LAKES SUBURB REPORT

Median house price¹

Median
\$1.28m

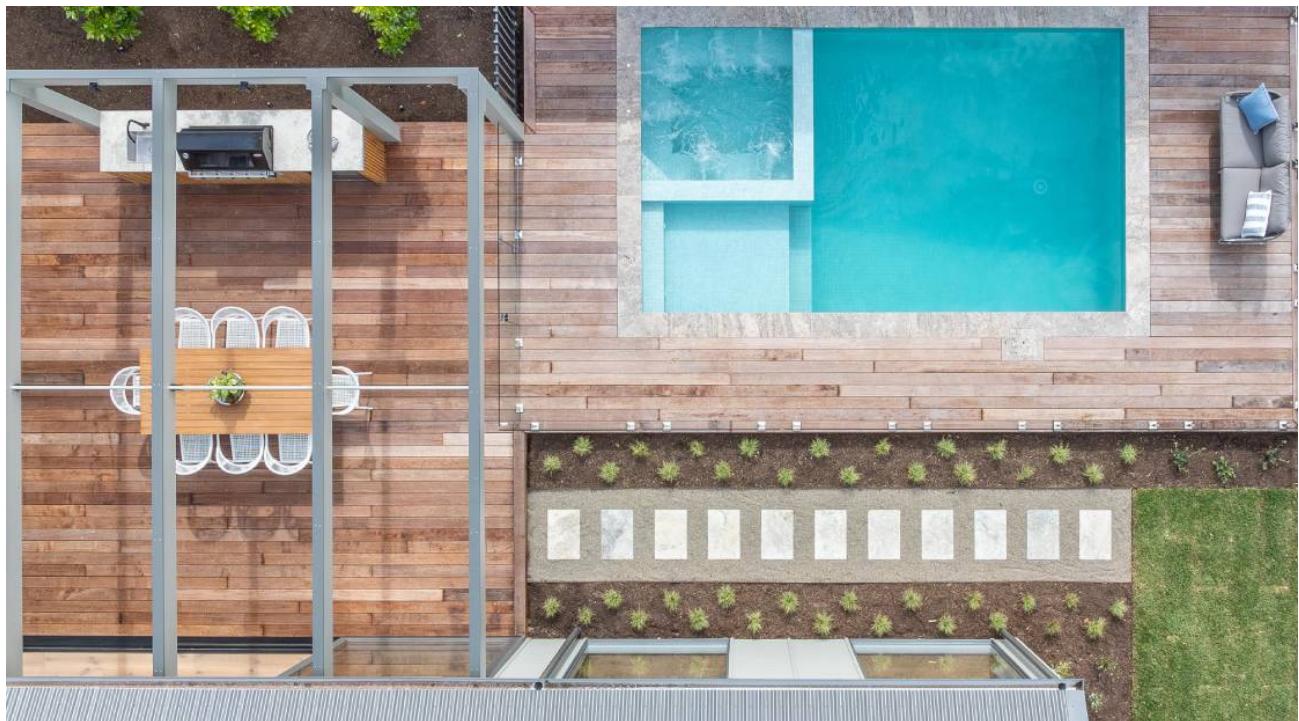
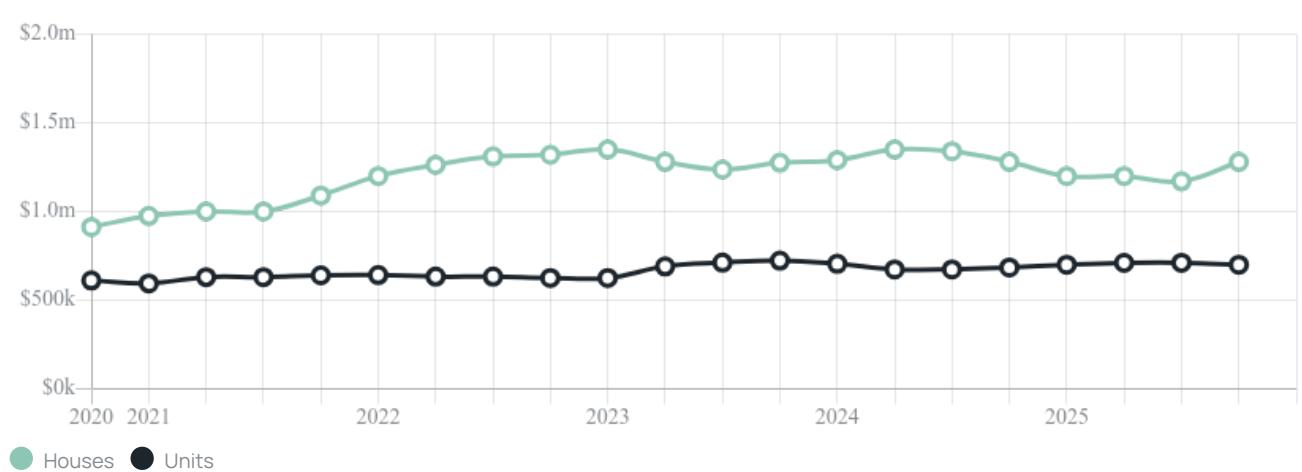
Quarterly price change
9.40% ↑

Median unit price¹

Median
\$700k

Quarterly price change
-1.54% ↓

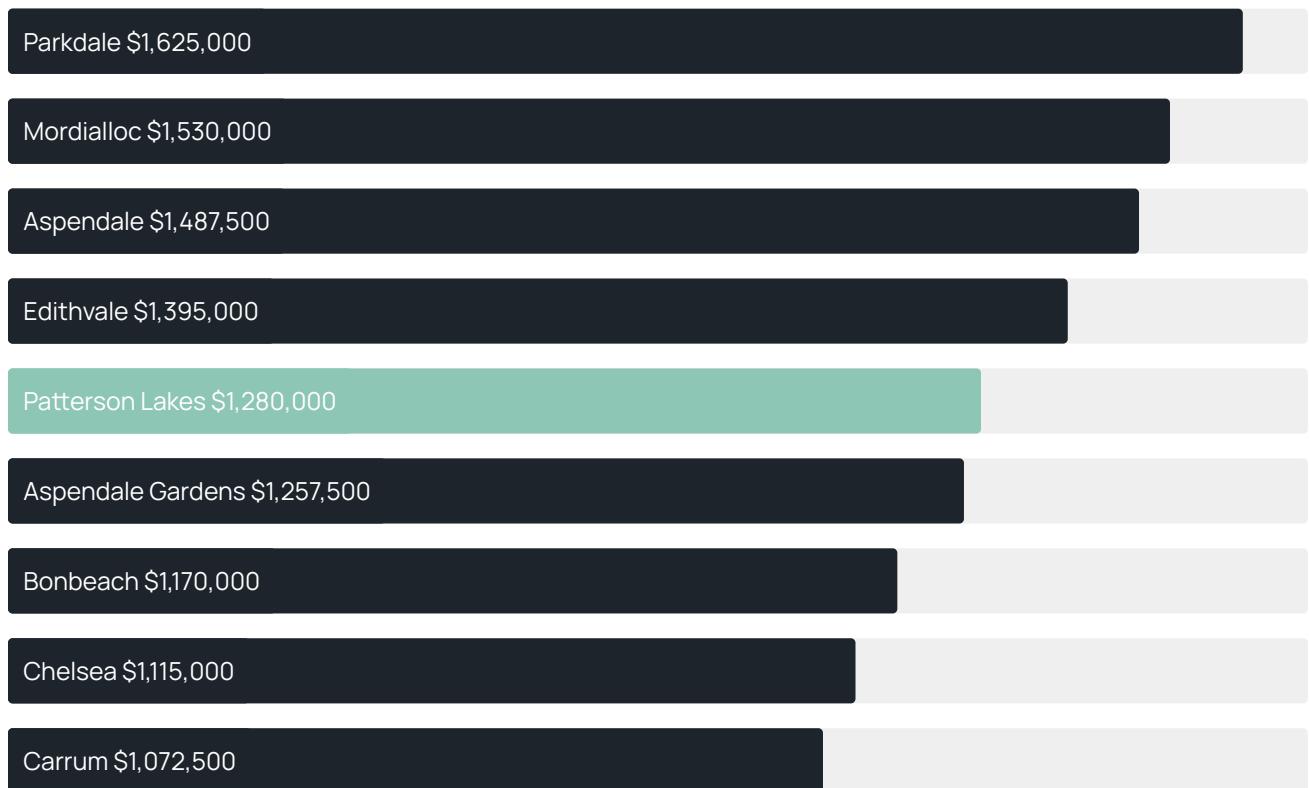
Quarterly price change¹



Surrounding Suburbs

PATTERSON LAKES SUBURB REPORT

Median house price¹



Median unit price¹



Sales Snapshot

PATTERSON LAKES SUBURB REPORT

Sale method²



● Auction 15%
● Private 85%

Auction clearance rate³

80%

Median days on market³

36 days

Average hold period¹

6.6 years

Insights

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
 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
 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
 18 Palm Beach Dr Patterson Lakes	2	House	\$800,000	11 Dec 2025
 70b Old Wells Rd PATTERSON LAKES	2	Unit	\$740,000	10 Dec 2025
 3/24 Schooner Bay Dr Patterson Lakes	3	Townhouse	\$1,370,000	10 Dec 2025
 14 Lady Wellington Ct Patterson Lakes	4	House	\$1,385,000	05 Dec 2025
 22/60-68 Gladesville Blvd Patterson Lakes	2	Apartment	\$620,000	05 Dec 2025

Sold Properties

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3/41a Harbour Dr PATTERSON LAKES	2	Townhouse	\$845,000	29 Nov 2025
 120 North Shore Dr Patterson Lakes	5	House	\$2,155,000	28 Nov 2025
 1/15 Canberra St Patterson Lakes	2	Unit	\$1,020,000	26 Nov 2025
 42/117 McLeod Rd PATTERSON LAKES	2	Apartment	\$680,000	25 Nov 2025
 4/75-93 Gladesville Blvd Patterson Lakes	2	Unit	\$495,000	24 Nov 2025
 8 Bream Bay Patterson Lakes	4	House	\$1,665,000	22 Nov 2025
 19 Scarborough Dr Patterson Lakes	4	House	\$1,170,000	22 Nov 2025
 47/5 Thompson Rd Patterson Lakes	3	Apartment	\$560,000	19 Nov 2025
 1 Shell Ct Patterson Lakes	3	House	\$500,000	17 Nov 2025
 18 North Shore Dr Patterson Lakes	3	House	\$1,280,000	15 Nov 2025

Sold Properties

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 20/1 Canberra St Patterson Lakes	3	Flat/Unit/Apartment	\$1,380,000	11 Nov 2025
 32 North Shore Dr Patterson Lakes	3	House	\$1,450,000	10 Nov 2025
 12 Lord Rodney Dr Patterson Lakes	3	House	\$1,250,000	10 Nov 2025
 2 The Parkway Patterson Lakes	4	House	\$1,338,000	08 Nov 2025
 38/117 Mcleod Rd Patterson Lakes	2	Apartment	\$750,000	07 Nov 2025
 6 Scarborough Dr Patterson Lakes	3	House	\$825,000	07 Nov 2025
 28 The Parkway Patterson Lakes	4	House	\$1,700,000	07 Nov 2025
 24 Wetland Dr Patterson Lakes	5	House	\$1,390,000	06 Nov 2025
 20/3 Inner Harbour Dr Patterson Lakes	3	Flat/Unit/Apartment	\$675,000	03 Nov 2025
 218 Mcleod Rd Patterson Lakes	3	House	\$1,822,500	31 Oct 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 01/02/2026

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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