

JellisCraig

PATTERSON LAKES

Suburb Report

Know your neighbourhood.



PATTERSON LAKES SUBURB REPORT

Median House Price*

Median

\$1.17m

Quarterly Price Change

-2.50% ↓

Median Unit Price*

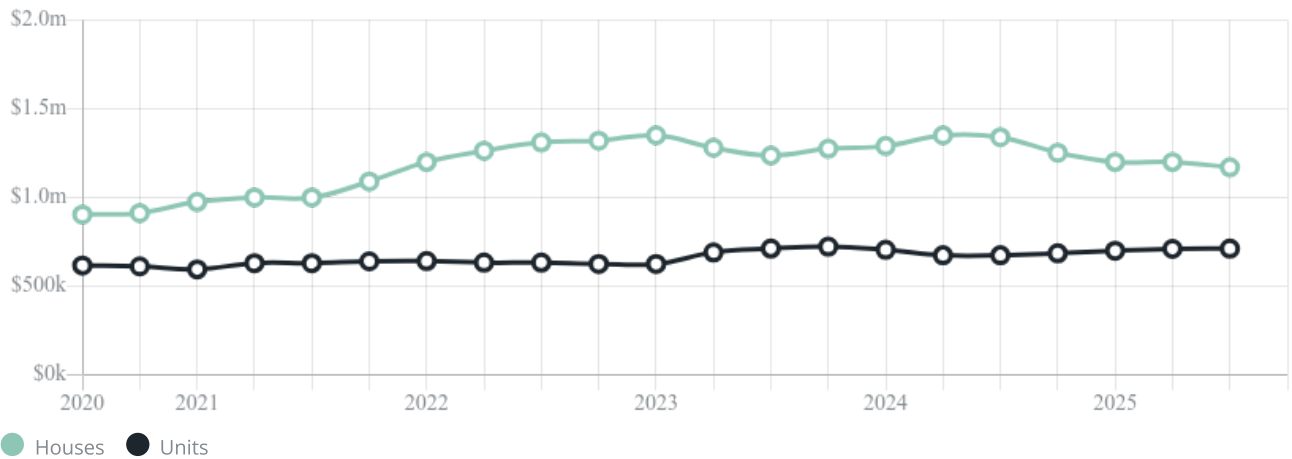
Median

\$712k

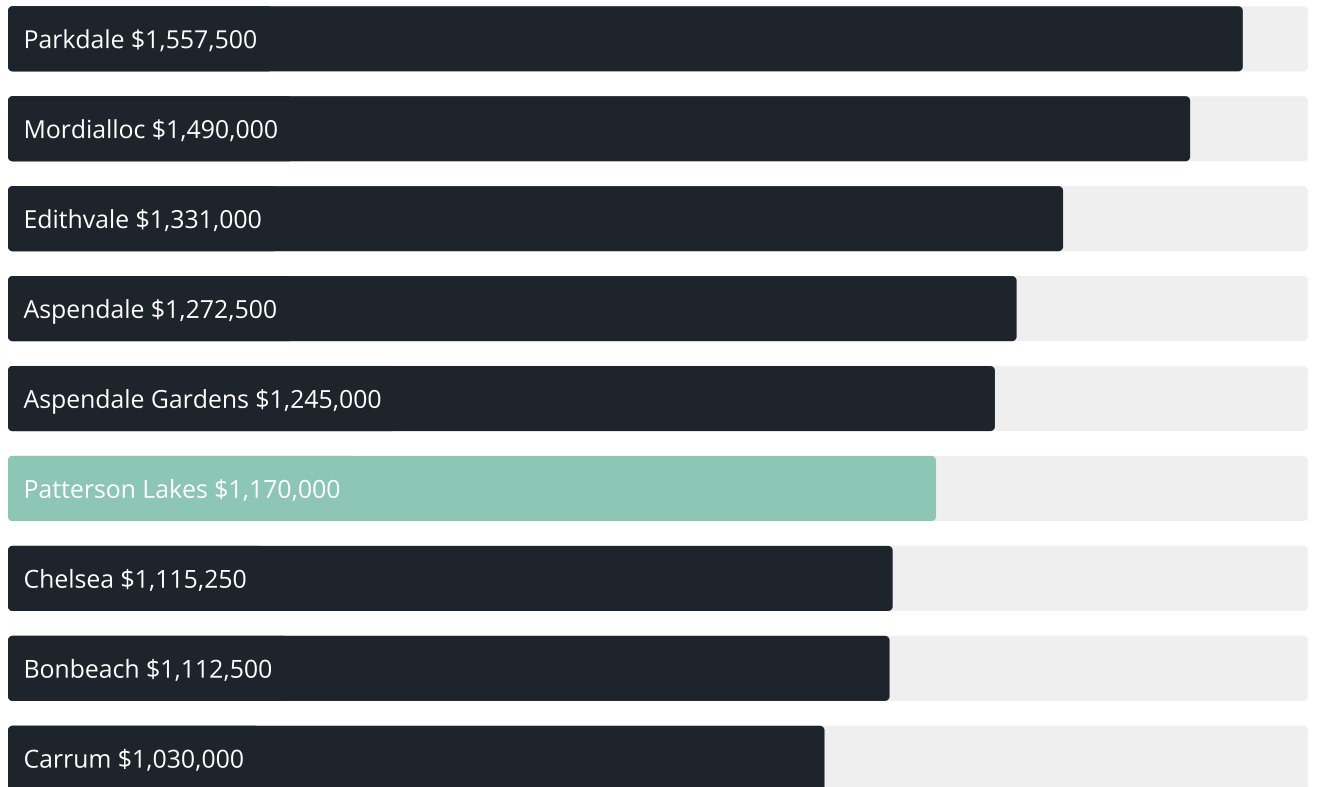
Quarterly Price Change

0.28% ↑

Quarterly Price Change*



PATTERSON LAKES SUBURB REPORT

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

PATTERSON LAKES SUBURB REPORT

Sale Method*



● Auction 30%
● Private 70%

Auction Clearance Rate*

84.62%

Median Days on Market^

30 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*

\$730

Population Growth^

0

Rental Yield*

2.91%

Median Age^






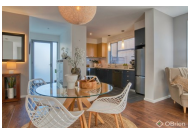




46 years

Median Household Size^






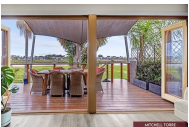




2.5 people

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
 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
 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

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 218 Mcleod Rd Patterson Lakes	3	House	\$1,822,500	31 Oct 2025
 185 Palm Beach Dr Patterson Lakes	4	House	\$1,200,000	30 Oct 2025
 14 Beachcomber Ct PATTERSON LAKES	4	House	\$2,835,000	28 Oct 2025
 5 Alexander Ccl Patterson Lakes	3	House	\$1,050,000	27 Oct 2025
 34/74 Gladesville Blvd Patterson Lakes	3	Flat/Unit/Apartment	\$1,310,000	25 Oct 2025
 34/74-76 Gladesville Blvd Patterson Lakes	3	Townhouse	\$1,310,000	25 Oct 2025
 55 Harbour Dr Patterson Lakes	4	House	\$1,460,000	25 Oct 2025
 9 Gull Ct Patterson Lakes	4	House	\$2,355,000	21 Oct 2025



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

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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