



Patterson Lakes

# Suburb Report



Your connection to property insights



**JellisCraig**

PATTERSON LAKES SUBURB REPORT

Median house price<sup>1</sup>

Median

\$1.34m

Quarterly price change

2.92% ↑

Median unit price<sup>1</sup>

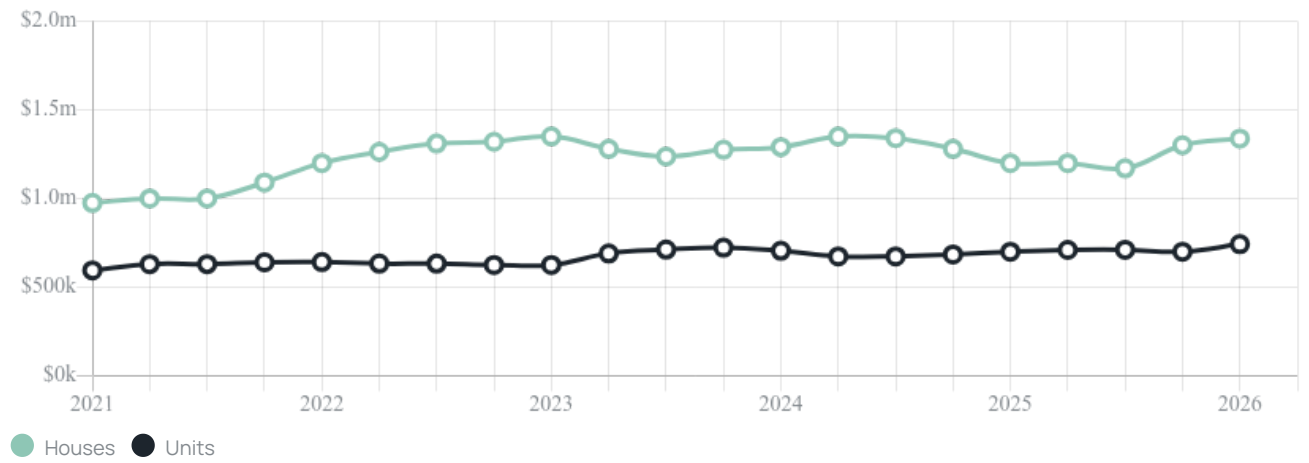
Median

\$743k

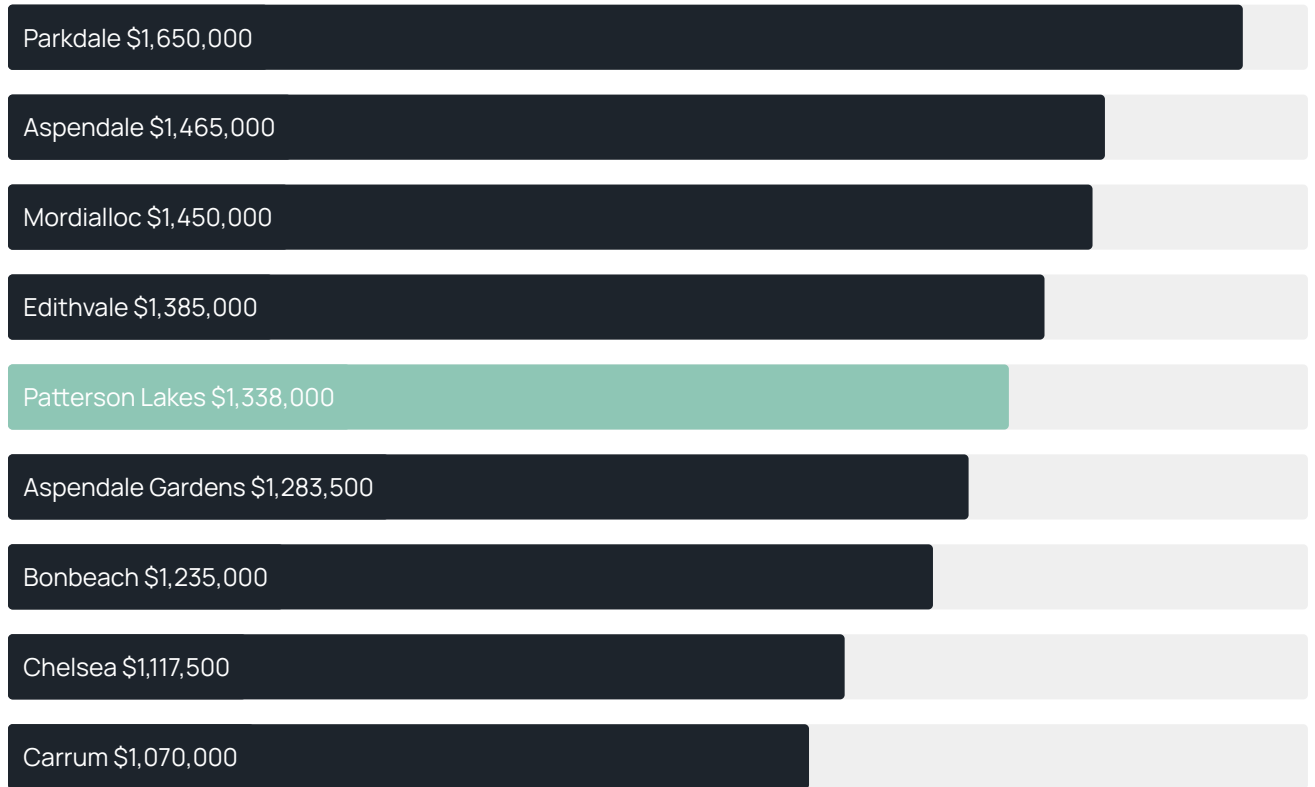
Quarterly price change

6.07% ↑

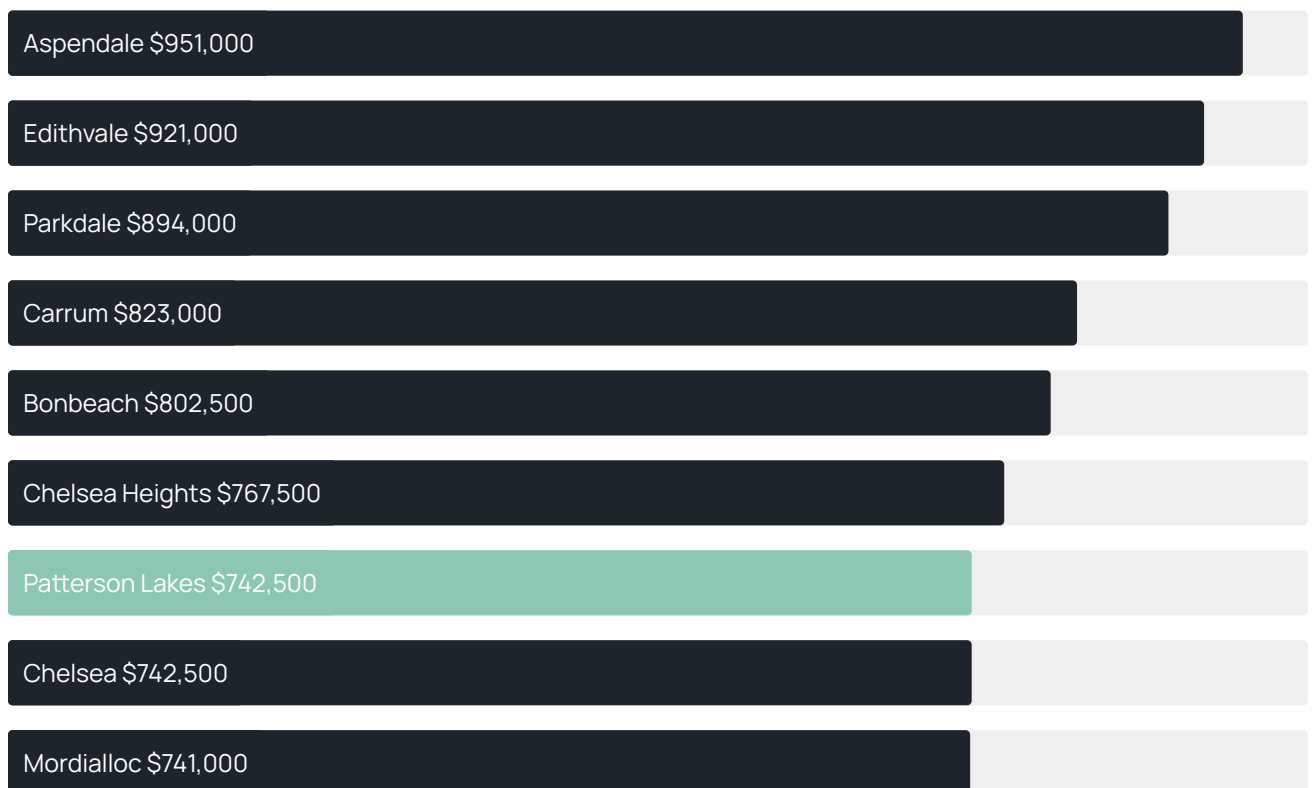
Quarterly price change<sup>1</sup>



### Median house price<sup>1</sup>



### Median unit price<sup>1</sup>



Sale method<sup>2</sup>



- Auction 25%
- Private 75%

Auction clearance rate<sup>3</sup>

71.43%

Median days on market<sup>3</sup>

32 days

Average hold period<sup>1</sup>

6.6 years

Dwelling type<sup>5</sup>



- Houses 60%
- Units 40%

Ownership<sup>5</sup>



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

Population<sup>5</sup>

7,793

Median asking rent<sup>1</sup>

\$750 per week

Population growth<sup>5</sup>

0

Rental yield<sup>1</sup>

2.91%

Median age<sup>5</sup>

46 years











Median household size<sup>5</sup>

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 [jellisraig.com.au/suburb-reports](http://jellisraig.com.au/suburb-reports)

Address	Bedrooms	Type	Price	Sold
 9 Lord Rodney Dr Patterson Lakes	4	House	\$1,265,000	27 Jun 2026
 3/19 North Shore Dr Patterson Lakes	2	Apartment	\$460,000	18 Jun 2026
 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

## PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 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
 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
 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

## PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 19 Swallow Ct Patterson Lakes	4	House	\$2,600,000	04 Apr 2026
 46 Pier One Dr Patterson Lakes	3	House	\$1,875,000	02 Apr 2026
 202/98 Gladesville Blvd Patterson Lakes	2	Apartment	\$708,000	01 Apr 2026
 6 Plover Ct Patterson Lakes	3	House	\$1,300,000	31 Mar 2026
 41 Pier One Dr Patterson Lakes	3	House	\$1,830,000	31 Mar 2026
 221 Mcleod Rd Patterson Lakes	4	House	\$1,100,000	30 Mar 2026
 23 Erinka Cr Patterson Lakes	4	House	\$1,200,000	27 Mar 2026
 4 Balarang Ct Patterson Lakes	3	House	\$835,000	23 Mar 2026
 22 Schooner Bay Dr Patterson Lakes	4	House	\$2,160,000	20 Mar 2026
 16 Long Island Pt Patterson Lakes	5	House	\$2,580,000	20 Mar 2026



**Jellis Craig Mentone**  
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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.

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Data is current as of PDF generation date 01/07/2026

- 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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