Patterson Lakes

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.32m

Monthly median price change[2]

-1.05% ↓

Median unit price

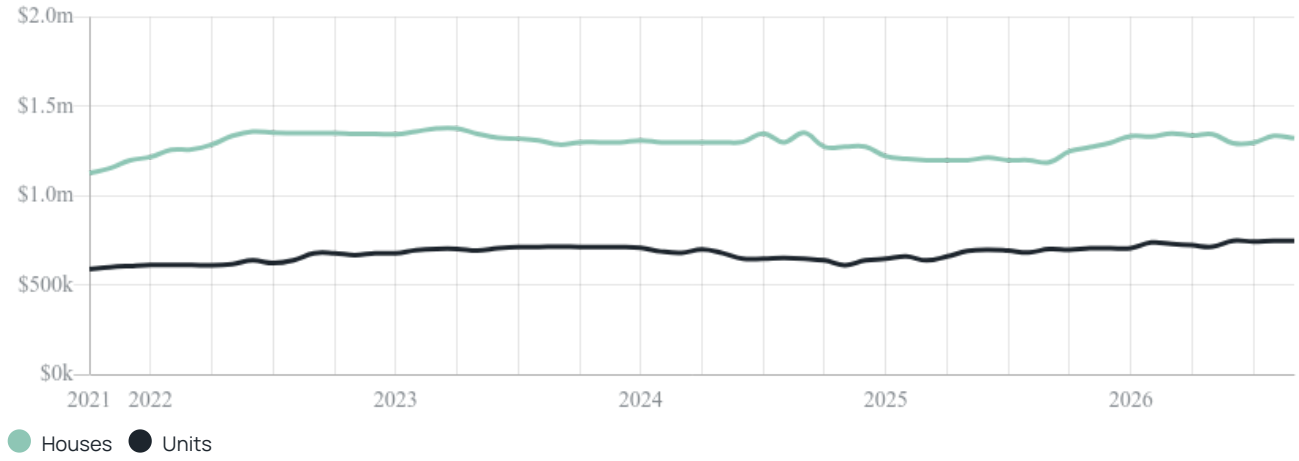
Median[1]

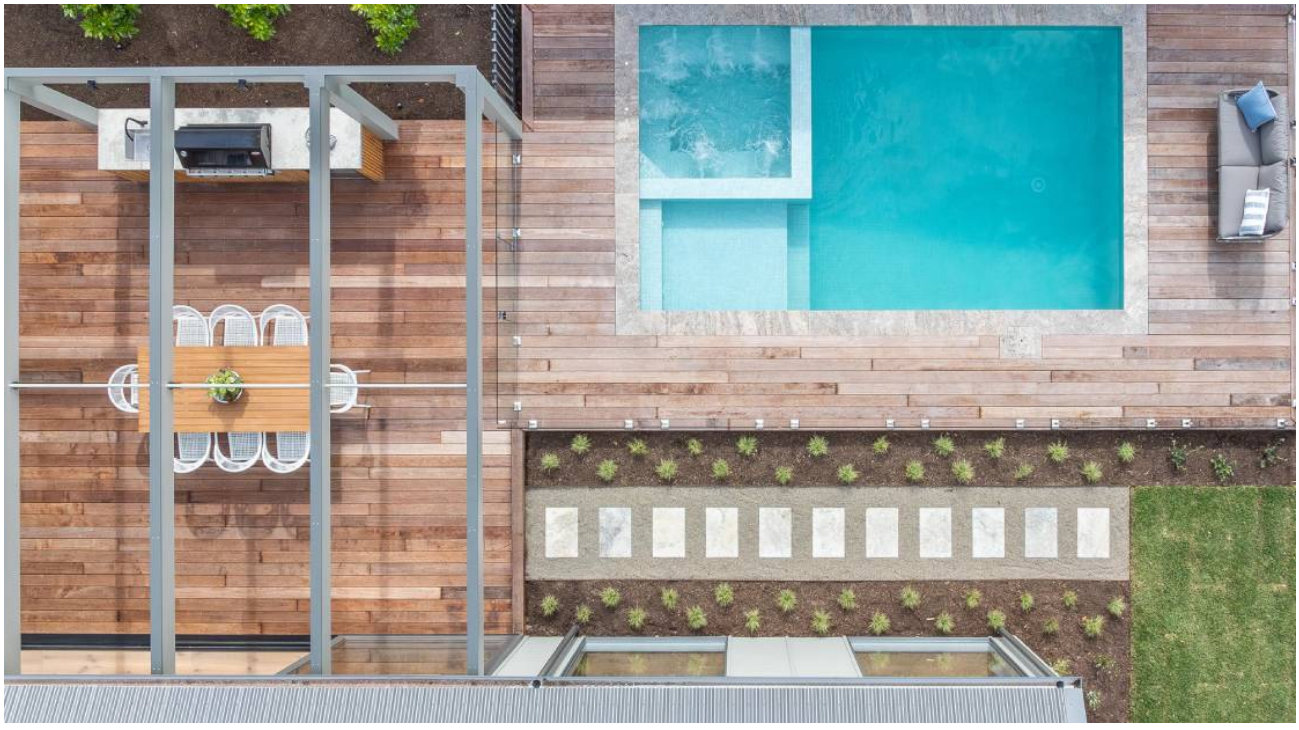
$750k

Monthly median price change[2]

0.00% ↓

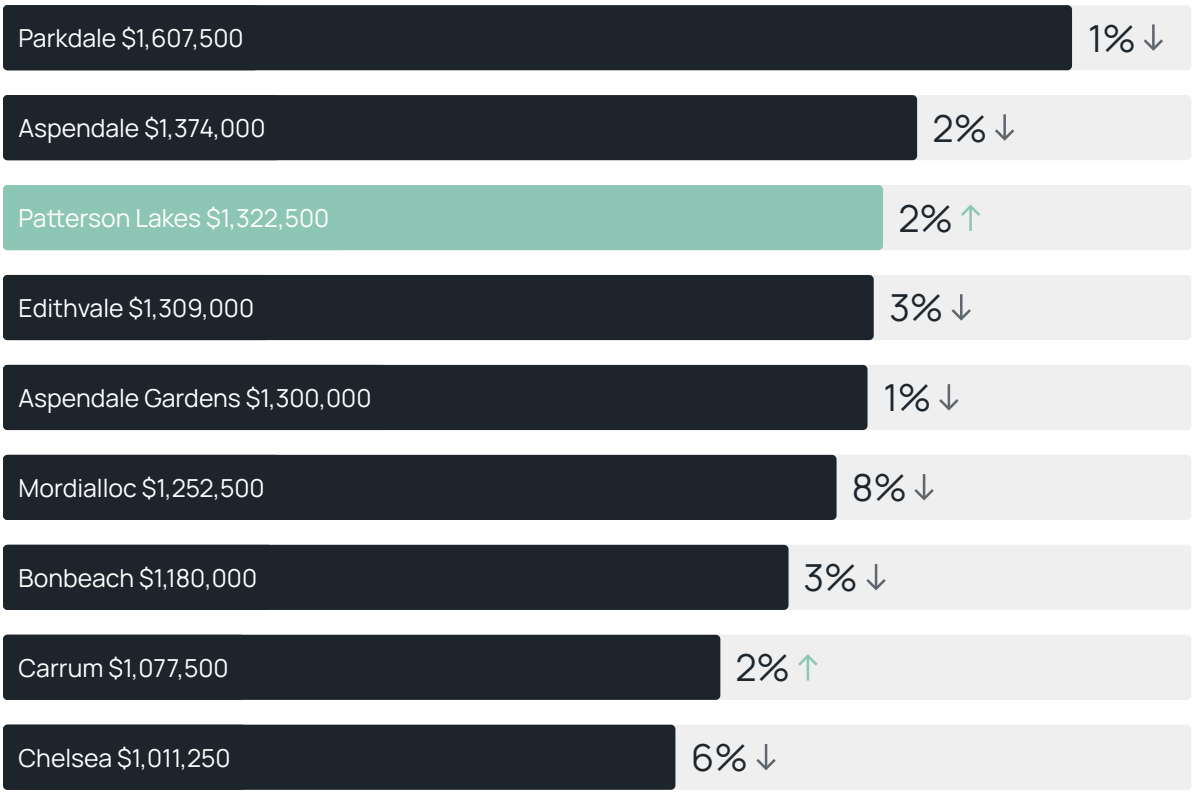
Patterson Lakes monthly median property prices[3]



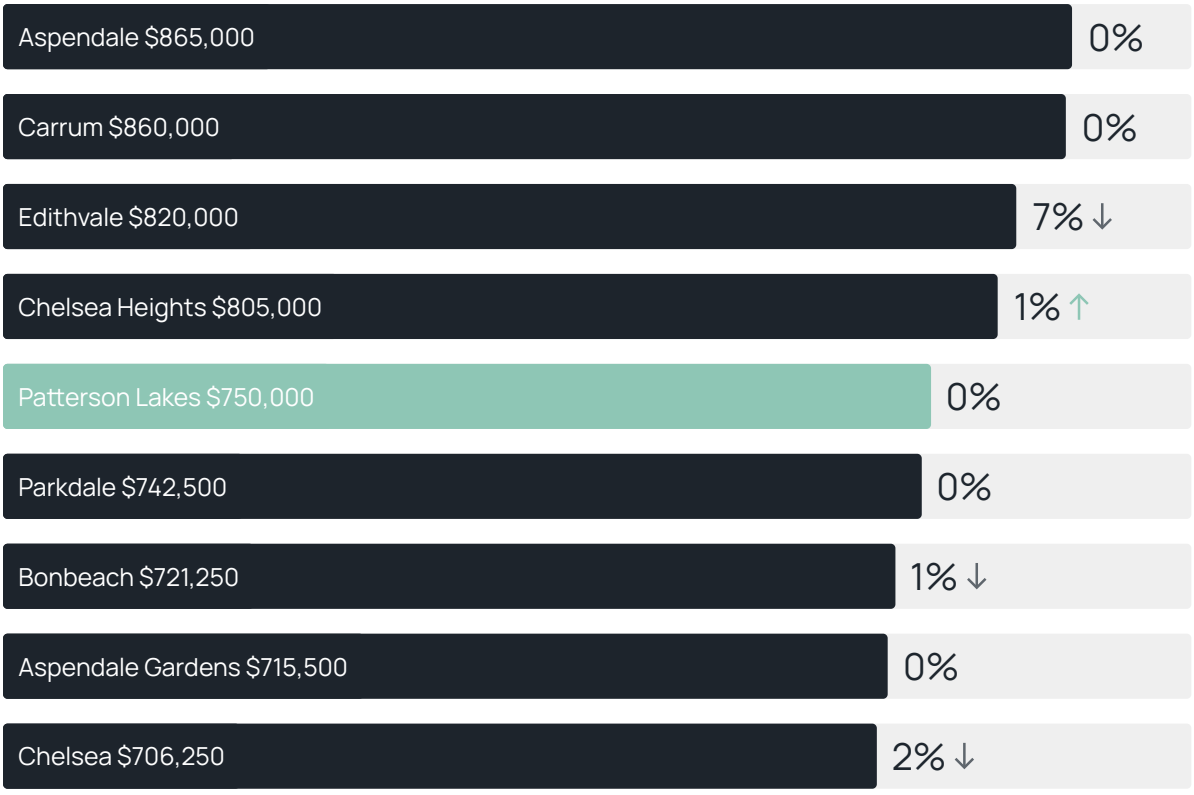


Surrounding Suburbs

Median house price[1,2]

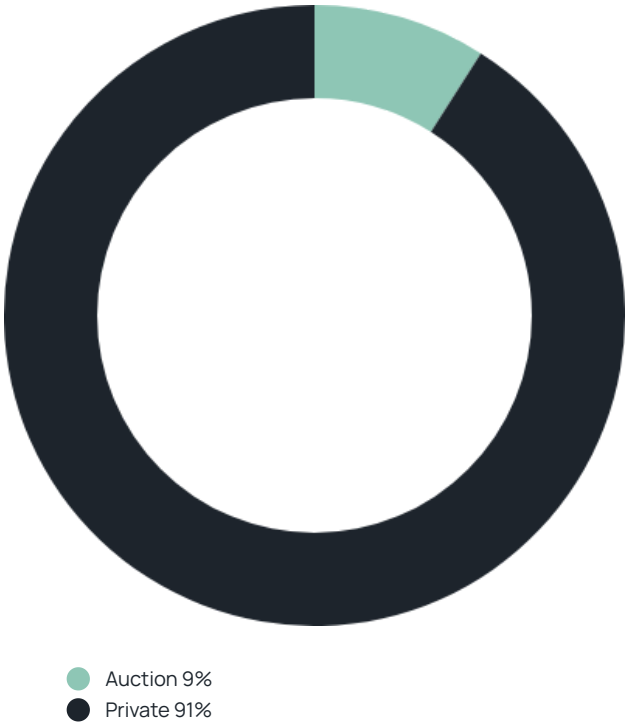


Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

50%

Median days on market[5]

House	Unit
35 days	37 days

Average hold period[1]

House	Unit
12.2 years	8.7 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

7,793

Population growth[7]

0

Median age[7]

46 years

Median household size[7]

2.5 people

Median asking rent per week[1]

House	Unit
$995	$650

Rental yield[8]

House	Unit
3.74%	4.44%

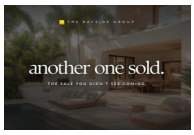
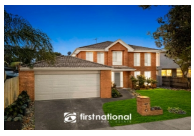
Recent Patterson Lakes sales[5]

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
	9 Lara Place Patterson Lakes	4	House	$1,300,000	23 Oct 2026
	2 Salmon Bay Patterson Lakes	5	House	$2,801,888	22 Oct 2026
	11 Cocos Court Patterson Lakes	5	House	$2,050,000	21 Oct 2026
	7 Coral Island Court Patterson Lakes	3	House	$3,000,000	19 Oct 2026
	313/109 McLeod Road Patterson Lakes	2	Apartment	$510,000	12 Oct 2026
	10A Acacia Crescent Patterson Lakes	3	House	$1,335,000	09 Oct 2026
	5 Lady Barlow Court Patterson Lakes	3	House	$1,198,500	09 Oct 2026
	17 Lord Rodney Drive Patterson Lakes	4	House	$1,400,000	09 Oct 2026
	54/5 Thompson Road Patterson Lakes	2	Townhouse	$570,000	02 Oct 2026
	27a/59-73 Gladesville Boulevard Patterson Lakes	2	Apartment	$515,000	30 Sep 2026

Sold Properties

	Address	Bedrooms	Type	Price	Sold
	12/117 Mcleod Road Patterson Lakes	2	Townhouse	$674,000	30 Sep 2026
	4 Riverside West Patterson Lakes	4	House	$1,800,000	29 Sep 2026
	5 Mermaid Court Patterson Lakes	4	House	$1,355,000	28 Sep 2026
	4 Ibis Court Patterson Lakes	5	House	$1,500,000	24 Sep 2026
	224 Mcleod Road Patterson Lakes	5	House	Undisclosed	23 Sep 2026
	6 Cocos Court Patterson Lakes	5	House	$2,000,000	16 Sep 2026
	98 Harbour Drive Patterson Lakes	3	House	$1,220,000	14 Sep 2026
	1/19 Gladesville Boulevard Patterson Lakes	3	House	$767,000	14 Sep 2026
	4 Oasis Court Patterson Lakes	2	Unit	$635,000	11 Sep 2026
	4/10 Rhode Island Patterson Lakes	3	House	$1,197,500	01 Sep 2026

Address	Bedrooms	Type	Price	Sold
 20 Governor Arthur Drive Patterson Lakes	4	House	$1,147,000	31 Aug 2026
 1 Salmon Bay Patterson Lakes	5	House	$1,860,000	25 Aug 2026
 19/5 Thompson Road Patterson Lakes	2	Apartment	$555,000	18 Aug 2026
 46 The Boulevard Patterson Lakes	3	House	$1,570,000	13 Aug 2026
 5B Admirals Quay Patterson Lakes	3	House	Undisclosed	11 Aug 2026
 60 Scarborough Drive Patterson Lakes	3	House	$1,010,000	10 Aug 2026
 2 Swallow Court Patterson Lakes	3	House	$1,350,000	01 Aug 2026
 4/34-36 Old Wells Road Patterson Lakes	3	Unit	$734,200	31 Jul 2026
 508/109 Mcleod Road Patterson Lakes	2	Apartment	$520,000	25 Jul 2026
 3 Royal Charlotte Drive Patterson Lakes	4	House	$1,360,888	24 Jul 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 01/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

Powered by PropTrack

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Jellis Craig Corporation (ABN 51 099 869 512) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298).