



Patterson Lakes

Suburb Report



Your connection to property insights



JellisCraig

PATTERSON LAKES SUBURB REPORT

Median house price¹

Median unit price¹

Median

Quarterly price change

Median

Quarterly price change

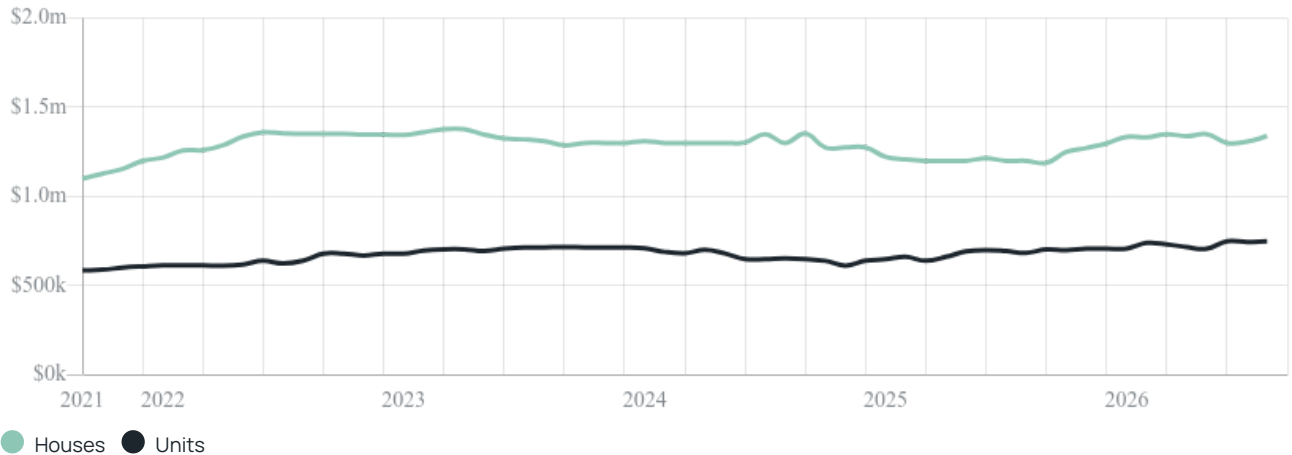
\$1.34m

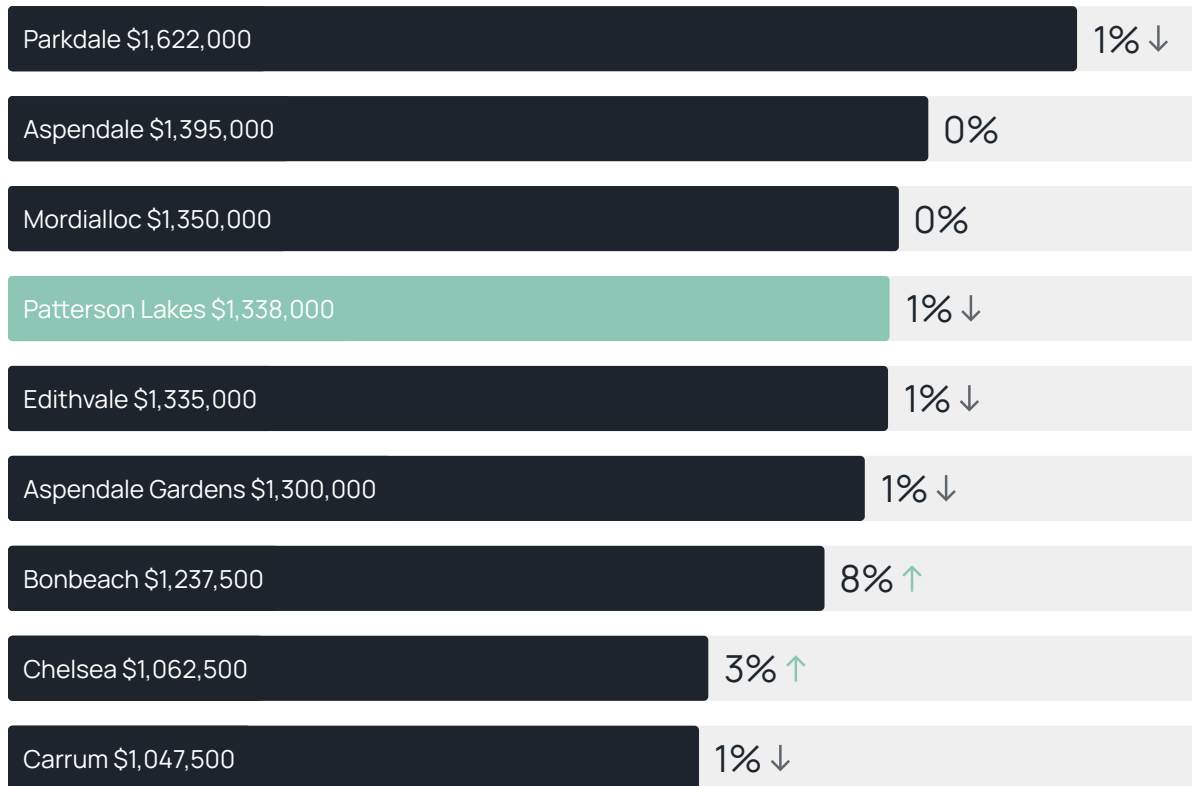
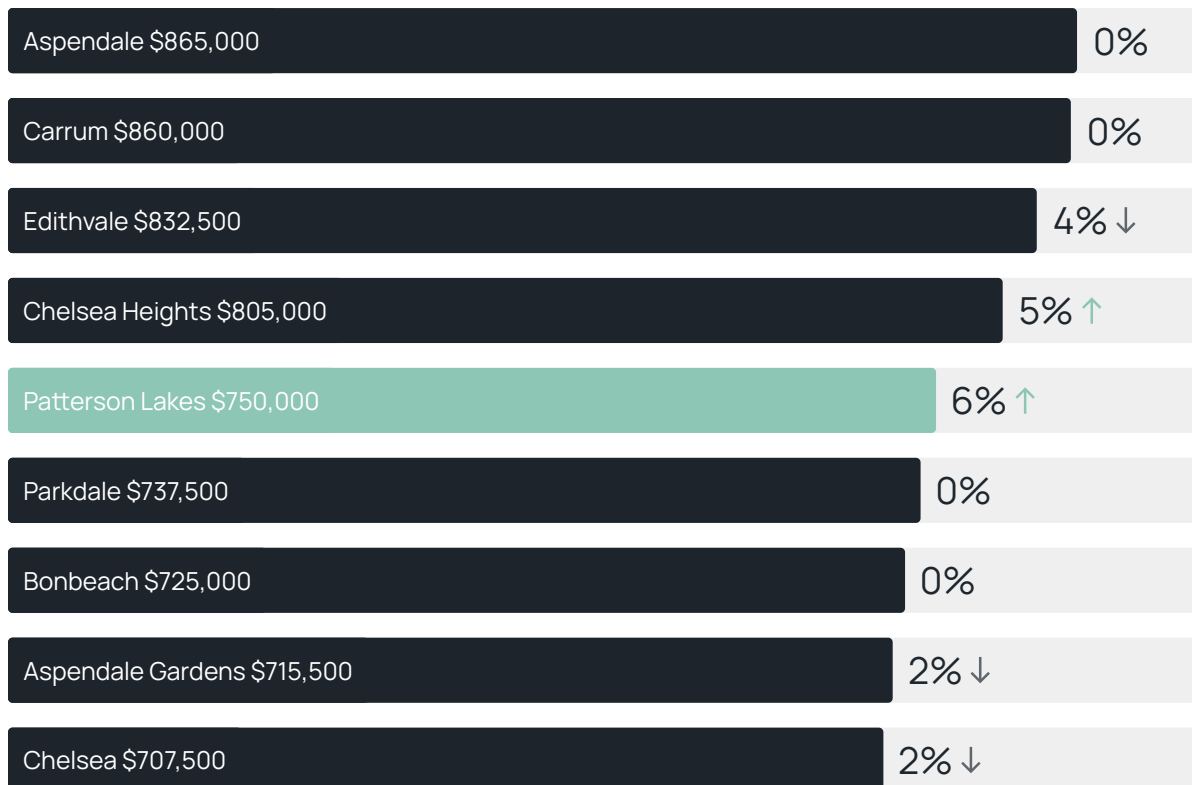
2.33% ↑

\$750k

0.67% ↑

Patterson Lakes quarterly median property prices¹



Median house price¹Median unit price¹

Sale method²

● Auction 14%
● Private 86%

Auction clearance rate³

37.5%

Median days on market³

House

35 days

Unit

37 days

Average hold period¹

House

12.5 years

Unit

8.5 years

Dwelling type⁵

● Houses 80% ● Units 20%

Ownership⁵

● Owned outright 41% ● Mortgaged 43% ● Rented 16%

Population⁵

7,793

Median asking rent per week¹

Unit

\$995

\$650

Population growth⁵

0

Rental yield¹

House

4.17%

Unit

4.41%

Median age⁵

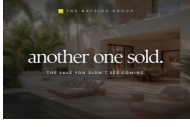
46 years

Median household size⁵

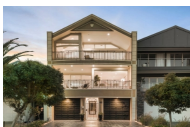
2.5 people

Recent Patterson Lakes sales²

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

Address	Bedrooms	Type	Price	Sold
 4/10 Rhode Island Patterson Lakes	3	House	\$1,197,500	01 Sep 2026
 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

PATTERSON LAKES SUBURB REPORT

Address	Bedrooms	Type	Price	Sold
 3 Royal Charlotte Drive Patterson Lakes	4	House	\$1,360,888	24 Jul 2026
 2 Erinka Crescent Patterson Lakes	3	House	\$860,000	21 Jul 2026
 51 Lord Rodney Drive Patterson Lakes	5	House	Undisclosed	17 Jul 2026
 2/8 Cullen Court Patterson Lakes	4	House	\$1,250,000	17 Jul 2026
 510/109 Mcleod Road Patterson Lakes	2	Apartment	\$472,000	15 Jul 2026
 164 Gladesville Boulevard Patterson Lakes	3	House	\$960,000	10 Jul 2026
 10 Hannalore Way Patterson Lakes	3	House	\$1,130,000	06 Jul 2026
 6 Kulanda Court Patterson Lakes	4	House	Undisclosed	04 Jul 2026
 42 North Shore Drive Patterson Lakes	4	House	\$1,780,000	02 Jul 2026
 70 Scarborough Drive Patterson Lakes	3	House	Undisclosed	30 Jun 2026

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Address	Bedrooms	Type	Price	Sold
 9 Hatteras Court Patterson Lakes	4	House	\$1,245,500	30 Jun 2026
 9 Lord Rodney Drive Patterson Lakes	4	House	\$1,265,000	27 Jun 2026
 9 Wyong Court Patterson Lakes	4	House	\$1,060,000	22 Jun 2026
 50/117 McLeod Road Patterson Lakes	2	Apartment	\$645,000	19 Jun 2026
 3/19 Northshore Drive Patterson Lakes	2	Apartment	\$460,000	18 Jun 2026
 1/34 Palm Beach Drive Patterson Lakes	3	Unit	\$865,000	14 Jun 2026
 12 Boloka Court Patterson Lakes	3	House	\$885,000	13 Jun 2026
 6/35 Canberra Street Patterson Lakes	3	Unit	\$750,000	13 Jun 2026
 15 Kiah Court Patterson Lakes	3	Unit	\$781,000	11 Jun 2026
 8/17-23 Legana Court Patterson Lakes	3	Townhouse	\$780,000	04 Jun 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 06/09/2026

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1. Victorian Data, updated monthly for the past 12 months
2. Victorian Data, updated daily for the past 12 months
3. Victorian Data, updated daily for the past Saturday's auctions
4. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
5. 2021 ABS Census

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