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## Sydney Investor Eddie Dilleen Now Owns 158 Homes

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At just 34 years old, Eddie Dilleen has built a property portfolio of 158 homes, defying a challenging start in Mt Druitt, one of Sydney's toughest suburbs.

Raised by a single mother and reliant on Centrelink benefits, Dilleen grew up in public housing in western Sydney. His early circumstances motivated him to pursue financial independence, eventually leading to a rapid and significant real estate expansion.

Over the past year alone, Dilleen's portfolio has grown by approximately 50 per cent from 100 properties in 2024 to 158 by mid-2025. The current estimated value of his holdings is around \$100 million.

Dilleen revealed that his strategy focuses on bulk acquisitions, often buying entire blocks of townhouses, villas, or unit complexes. "When entire existing complexes need to be sold in one line and I can't personally buy them all, I bring clients into the deals," he told *The Courier-Mail*.

This approach has allowed him to scale quickly, using economies of scale similar to wholesale purchasing. "Most deals have an immediate \$200,000 equity based on individual valuations. Clients pay a buyer's agency fee of around \$25,000, and in return, they typically gain \$150,000 to \$200,000 in instant equity," he explained.

While Dilleen has used this strategy successfully for years, he has recently begun partnering with other investors to maximise buying power and spread capital across multiple high-yield properties. This tactic has enabled him to secure larger developments that may otherwise be out of reach for a single investor.

The young investor's continued expansion comes as parts of Australia's housing market remain highly competitive. His story underscores the growing role of private investors in the residential rental sector, particularly those using innovative acquisition methods.

Dilleen's rise from modest beginnings in Mt Druitt to owning a multi-million-dollar property empire marks a notable example of entrepreneurship within Australia's real estate landscape