



2/17 ROUKE STREET LILYDALE VIC 3140

Prepared on 10th February 2026

MCGRATH CROYDON

159 Main Street
CROYDON Victoria 3136

w: 03 8595 2777

McGrath

The Proprietor
Rouke Street
Lilydale

10th February 2026

Dear Reader,
Thank you for the opportunity to appraise your property at 2/17 ROUKE STREET LILYDALE VIC 3140

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

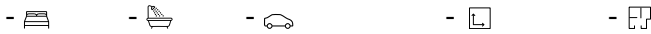
If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

MCGRATH CROYDON
159 Main Street
CROYDON VIC 3136

Your Property

2/17 ROUKE STREET LILYDALE VIC 3140

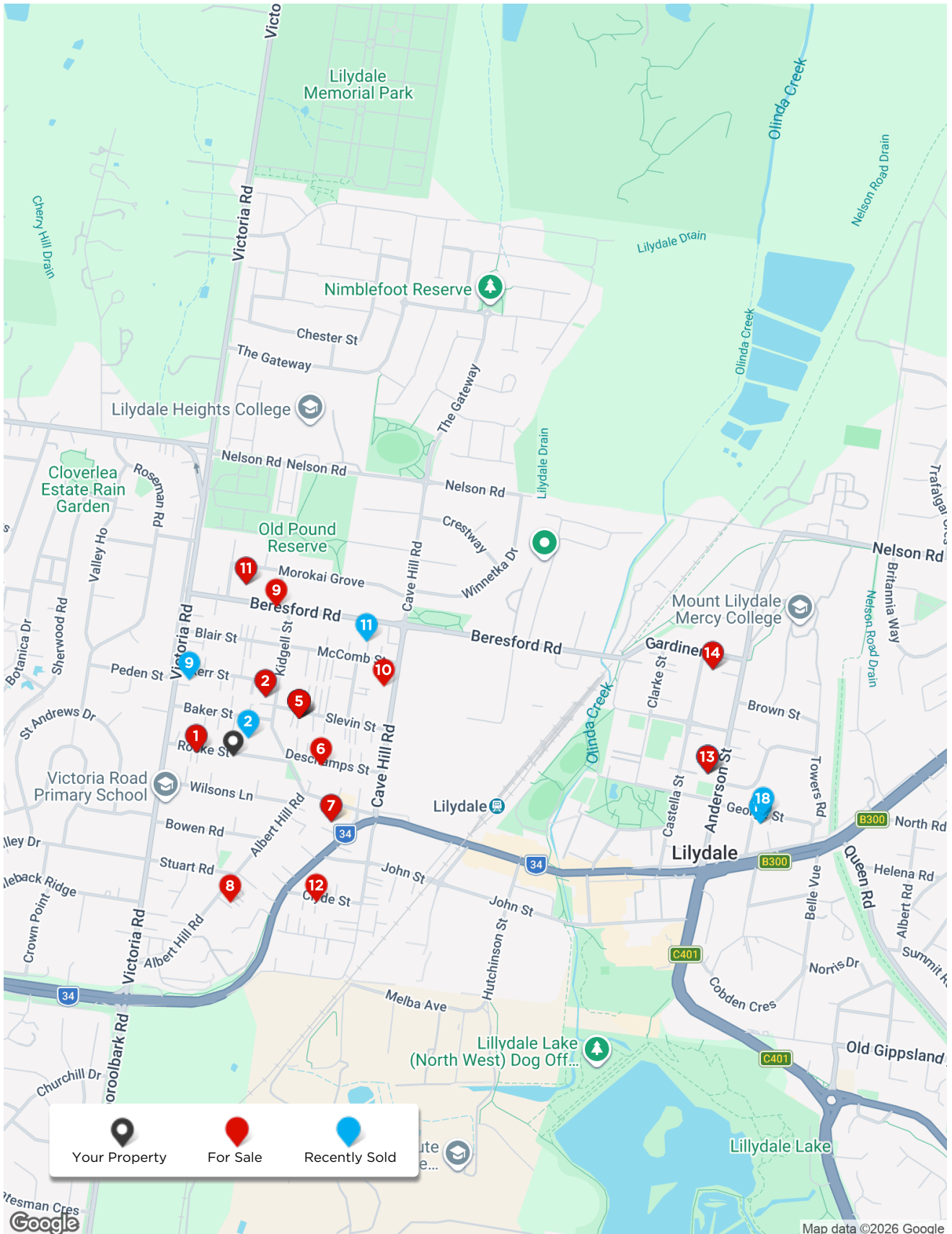


Your Property History

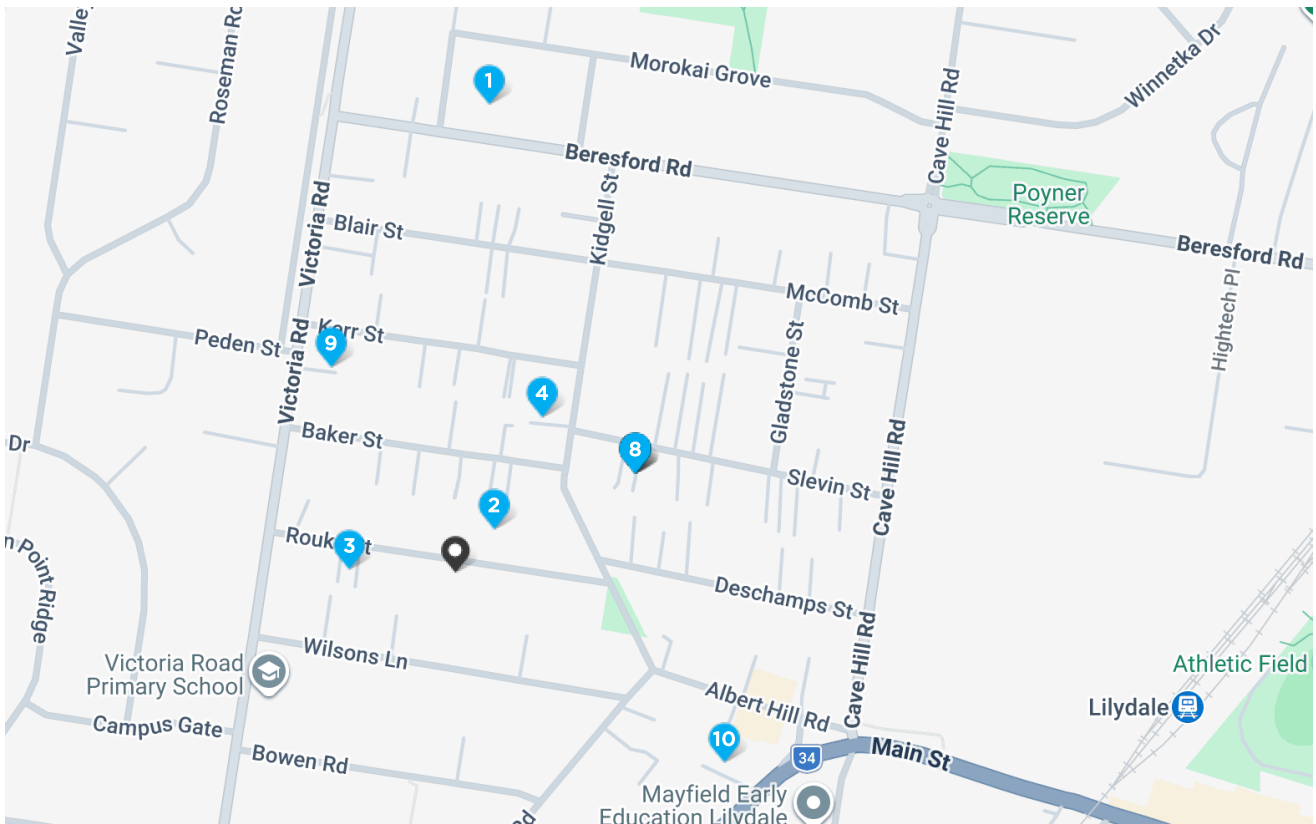


Introducing Alexia Ratcliffe

Comparables Map: Sales & Listings



Comparables Map: Sales




1 3/15 BERESFORD ROAD LILYDALE VIC 3140	2	1	1	\$640,000
2 2/14 ROUKE STREET LILYDALE VIC 3140	2	1	1	\$550,497
3 3/29 ROUKE STREET LILYDALE VIC 3140	2	1	1	\$660,000
4 4/21-23 KIDGELL STREET LILYDALE VIC 3140	2	1	1	\$650,000
5 2/29 SLEVIN STREET LILYDALE VIC 3140	2	1	1	\$638,000
6 5/29 SLEVIN STREET LILYDALE VIC 3140	2	1	1	\$600,000
7 6/29 SLEVIN STREET LILYDALE VIC 3140	2	1	2	\$600,000
8 7/29 SLEVIN STREET LILYDALE VIC 3140	2	1	1	\$615,100
9 5/74 VICTORIA ROAD LILYDALE VIC 3140	2	1	1	\$630,000
10 6/9 MAROONDAH HIGHWAY LILYDALE VIC 3140	2	1	1	\$639,500

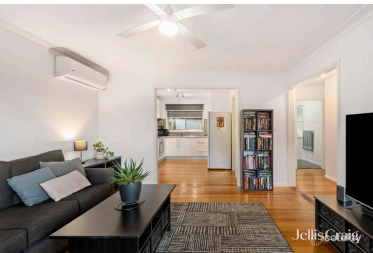
* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales


- 1** 3/15 BERESFORD ROAD LILYDALE VIC 3140 **Sold** \$640,000




🏠 2 🚰 1 🚗 1 📏 119m² 📐 96m²
 Year Built 2010 DOM 33
 Sold Date 19-Sep-25 Distance 0.53km
 First Listing \$580,000 - \$638,000
 Last Listing \$580,000 - \$638,000
- 2** 2/14 ROUKE STREET LILYDALE VIC 3140 **Sold** \$550,497




🏠 2 🚰 1 🚗 1 📏 83m² 📐 78m²
 Year Built 1960 DOM 21
 Sold Date 11-Aug-25 Distance 0.06km
 First Listing \$530,000 - \$560,000
 Last Listing \$530,000 - \$560,000
- 3** 3/29 ROUKE STREET LILYDALE VIC 3140 **Sold** \$660,000



🏠 2 🚰 1 🚗 1 📏 124m² 📐 78m²
 Year Built 2013 DOM 8
 Sold Date 04-Sep-25 Distance 0.12km
 First Listing \$580,000 - \$620,000
 Last Listing \$580,000 - \$620,000
- 4** 4/21-23 KIDGELL STREET LILYDALE VIC 3140 **Sold** \$650,000



🏠 2 🚰 1 🚗 1 📏 195m² 📐 86m²
 Year Built 2008 DOM 20
 Sold Date 01-Sep-25 Distance 0.2km
 First Listing \$600,000 - \$650,000
 Last Listing \$600,000 - \$650,000
- 5** 2/29 SLEVIN STREET LILYDALE VIC 3140 **Sold** \$638,000




🏠 2 🚰 1 🚗 1 📏 169m² 📐 78m²
 Year Built 2008 DOM 56
 Sold Date 01-Sep-25 Distance 0.23km
 First Listing \$520,000 - \$560,000
 Last Listing \$570,000 - \$620,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality


Comparable Sales

6 5/29 SLEVIN STREET LILYDALE VIC 3140 **Sold** **\$600,000**




🏠 2 🚰 1 🚗 1 📏 154m² 📏 78m²
 Year Built 2008 DOM -
 Sold Date 01-Oct-25 Distance 0.23km
 First Listing -
 Last Listing -

7 6/29 SLEVIN STREET LILYDALE VIC 3140 **Sold** **\$600,000**




🏠 2 🚰 1 🚗 2 📏 155m² 📏 78m²
 Year Built 2008 DOM -
 Sold Date 09-Oct-25 Distance 0.23km
 First Listing -
 Last Listing -

8 7/29 SLEVIN STREET LILYDALE VIC 3140 **Sold** ^{RS} **\$615,100**



🏠 2 🚰 1 🚗 1 📏 157m² 📏 78m²
 Year Built 2008 DOM 31
 Sold Date 03-Dec-25 Distance 0.23km
 First Listing \$570,000 - \$620,000
 Last Listing \$570,000 - \$620,000

9 5/74 VICTORIA ROAD LILYDALE VIC 3140 **Sold** **\$630,000**



🏠 2 🚰 1 🚗 1 📏 191m² 📏 91m²
 Year Built 2006 DOM 15
 Sold Date 04-Sep-25 Distance 0.27km
 First Listing \$600,000-\$660,000
 Last Listing -


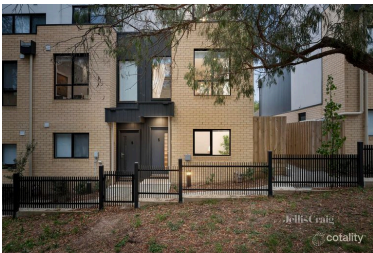
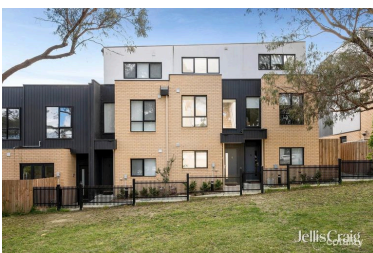
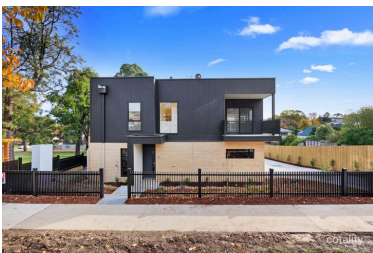

10 6/9 MAROONDAH HIGHWAY LILYDALE VIC 3140 **Sold** **\$639,500**



🏠 2 🚰 1 🚗 1 📏 245m² 📏 -
 Year Built 2000 DOM 104
 Sold Date 09-Oct-25 Distance 0.37km
 First Listing \$610,000 to \$670,000 range
 Last Listing NEW PRICE \$595,000 to \$650,000




DOM = Days on market **RS** = Recent sale **UN** = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

11	2/6 MCCOMB STREET LILYDALE VIC 3140	Sold \$555,000	
	<p> 🏠 2 🚰 1 🚗 1 📏 122m² 🏠 66m² Year Built 1970 DOM 17 Sold Date 13-Nov-25 Distance 0.54km First Listing \$500,000-\$550,000 Last Listing - </p>		
12	5/71 ANDERSON STREET LILYDALE VIC 3140	Sold RS UN	
	<p> 🏠 2 🚰 1 🚗 1 📏 1,007m² 🏠 - Year Built - DOM 240 Sold Date 29-Jan-26 Distance 1.49km First Listing \$590,000 - \$640,000 Last Listing \$580,000 - \$610,000 </p>		
13	6/71 ANDERSON STREET LILYDALE VIC 3140	Sold \$610,000	
	<p> 🏠 2 🚰 1 🚗 1 📏 1,007m² 🏠 - Year Built - DOM - Sold Date 17-Dec-25 Distance 1.49km First Listing - Last Listing - </p>		
14	7/71 ANDERSON STREET LILYDALE VIC 3140	Sold \$600,000	
	<p> 🏠 2 🚰 1 🚗 1 📏 1,007m² 🏠 - Year Built - DOM - Sold Date 01-Sep-25 Distance 1.49km First Listing - Last Listing - </p>		
15	3/84 CASTELLA STREET LILYDALE VIC 3140	Sold \$614,000	
	<p> 🏠 2 🚰 1 🚗 1 📏 126m² 🏠 91m² Year Built 2011 DOM 20 Sold Date 12-Aug-25 Distance 1.52km First Listing \$580,000-\$620,000 Last Listing \$580,000-\$620,000 </p>		

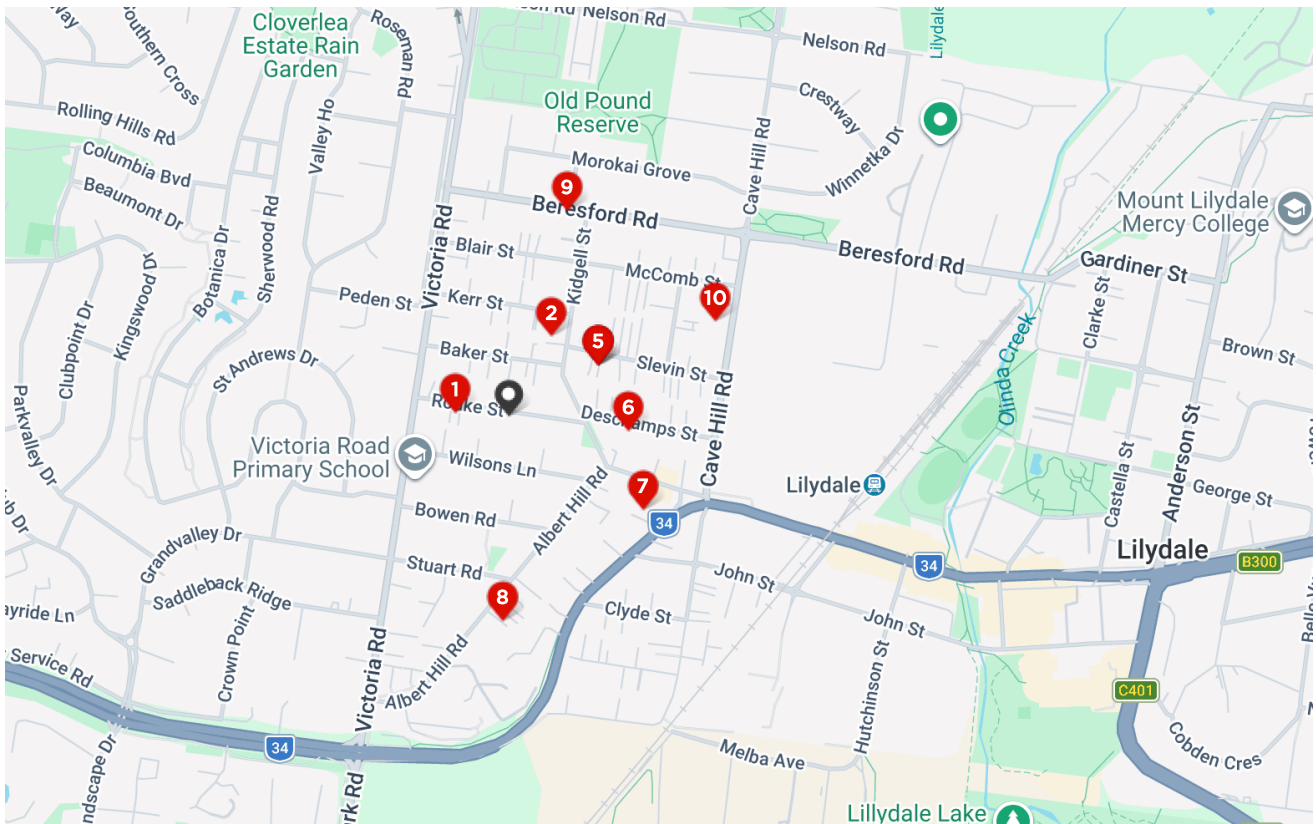
DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Sales

16	2/6 BERWICK STREET LILYDALE VIC 3140	Sold \$570,000	
	🏠 2 🚿 1 🚗 1 📏 552m ² 📏 83m ²	Year Built 2018 DOM 30	Sold Date 18-Sep-25 Distance 1.66km
	First Listing \$540,000-\$580,000		
	Last Listing \$540,000-\$580,000		
17	9/6 BERWICK STREET LILYDALE VIC 3140	Sold \$570,000	
	🏠 2 🚿 1 🚗 1 📏 75m ² 📏 80m ²	Year Built 2018 DOM 24	Sold Date 18-Sep-25 Distance 1.66km
	First Listing \$495,000 - \$540,000		
	Last Listing \$495,000 - \$540,000		
18	10 BERWICK STREET LILYDALE VIC 3140	Sold \$590,000	
	🏠 2 🚿 1 🚗 1 📏 66m ² 📏 117m ²	Year Built 2019 DOM 469	Sold Date 10-Dec-25 Distance 1.67km
	First Listing \$465,000 - \$490,000		
	Last Listing \$465,000 - \$490,000		

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparables Map: Listings








					DOM	
1	3/29 ROUKE STREET LILYDALE VIC 3140	2	1	1	8	\$580,000 - \$620,000
2	4/21-23 KIDGELL STREET LILYDALE VIC 3140	2	1	1	20	\$600,000 - \$650,000
3	2/29 SLEVIN STREET LILYDALE VIC 3140	2	1	1	56	\$520,000 - \$560,000
4	4/29 SLEVIN STREET LILYDALE VIC 3140	2	1	1	8	\$580,000 - \$630,000
5	7/29 SLEVIN STREET LILYDALE VIC 3140	2	1	1	31	\$570,000 - \$620,000
6	2/19 DESCHAMPS STREET LILYDALE VIC 3140	2	1	1	45	\$590,000-\$649,000
7	6/9 MAROONDAH HIGHWAY LILYDALE VIC 3140	2	1	1	104	\$610,000 to \$670,000 range
8	3/59 ALBERT HILL ROAD LILYDALE VIC 3140	2	1	1	35	\$620,000 - \$680,000
9	28 BERESFORD ROAD LILYDALE VIC 3140	2	1	2	40	-
10	2/75 CAVE HILL ROAD LILYDALE VIC 3140	2	1	1	13	\$550,000 - \$600,000

* This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Listings






1 3/29 ROUKE STREET LILYDALE VIC 3140



 2  1  1  124m²  78m²
Year Built 2013 DOM 8 days
Listing Date 28-Aug-25 Distance 0.12km
Listing Price \$580,000 - \$620,000






2 4/21-23 KIDGELL STREET LILYDALE VIC 3140



 2  1  1  195m²  86m²
Year Built 2008 DOM 20 days
Listing Date 13-Aug-25 Distance 0.2km
Listing Price \$600,000 - \$650,000






3 2/29 SLEVIN STREET LILYDALE VIC 3140



 2  1  1  169m²  78m²
Year Built 2008 DOM 56 days
Listing Date 21-Aug-25 Distance 0.23km
Listing Price \$520,000 - \$560,000






4 4/29 SLEVIN STREET LILYDALE VIC 3140



 2  1  1  183m²  78m²
Year Built 2008 DOM 8 days
Listing Date 02-Feb-26 Distance 0.23km
Listing Price \$580,000 - \$630,000

5 7/29 SLEVIN STREET LILYDALE VIC 3140



 2  1  1  157m²  78m²
Year Built 2008 DOM 31 days
Listing Date 03-Nov-25 Distance 0.23km
Listing Price \$570,000 - \$620,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Listings

6 2/19 DESCHAMPS STREET LILYDALE VIC 3140



2 1 1 147m² 118m²
 Year Built 2015 DOM 45 days
 Listing Date 22-Feb-23 Distance 0.27km
 Listing Price \$590,000-\$649,000

7 6/9 MAROONDAH HIGHWAY LILYDALE VIC 3140



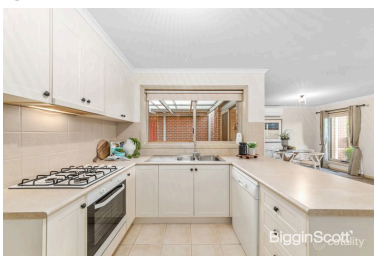
2 1 1 245m² -
 Year Built 2000 DOM 104 days
 Listing Date 28-Jun-25 Distance 0.37km
 Listing Price \$610,000 to \$670,000 range

8 3/59 ALBERT HILL ROAD LILYDALE VIC 3140



2 1 1 309m² 91m²
 Year Built 1985 DOM 35 days
 Listing Date 21-Aug-25 Distance 0.47km
 Listing Price \$620,000 - \$680,000

9 28 BERESFORD ROAD LILYDALE VIC 3140



2 1 2 214m² 116m²
 Year Built - DOM 40 days
 Listing Date 19-Oct-23 Distance 0.48km
 Listing Price -

10 2/75 CAVE HILL ROAD LILYDALE VIC 3140



2 1 1 140m² 85m²
 Year Built 1986 DOM 13 days
 Listing Date 02-Jun-25 Distance 0.51km
 Listing Price \$550,000 - \$600,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Comparable Listings

11 3/15 BERESFORD ROAD LILYDALE VIC 3140



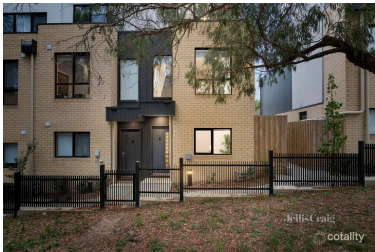
2 1 1 119m² 96m²
Year Built 2010 DOM 33 days
Listing Date 09-Sep-25 Distance 0.53km
Listing Price \$580,000 - \$638,000

12 6/7-9 CLYDE STREET LILYDALE VIC 3140



2 1 1 214m² 126m²
Year Built 2010 DOM 13 days
Listing Date 22-Jun-25 Distance 0.53km
Listing Price \$590,000-\$649,000

13 5/71 ANDERSON STREET LILYDALE VIC 3140



2 1 1 1,007m² -
Year Built - DOM 240 days
Listing Date 04-Jun-25 Distance 1.49km
Listing Price \$590,000 - \$640,000

14 3/84 CASTELLA STREET LILYDALE VIC 3140

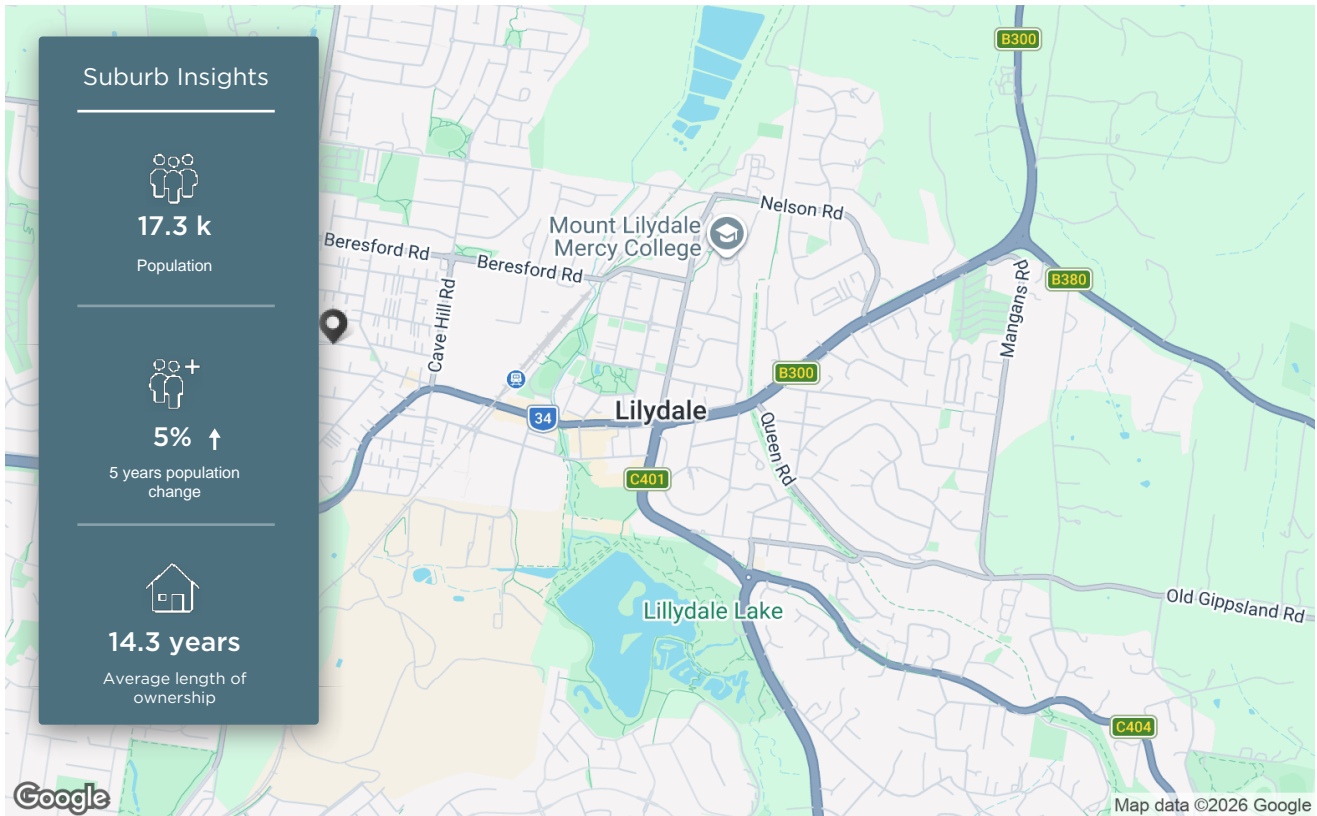


2 1 1 126m² 91m²
Year Built 2011 DOM 20 days
Listing Date 24-Jul-25 Distance 1.52km
Listing Price \$580,000-\$620,000

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

Lilydale

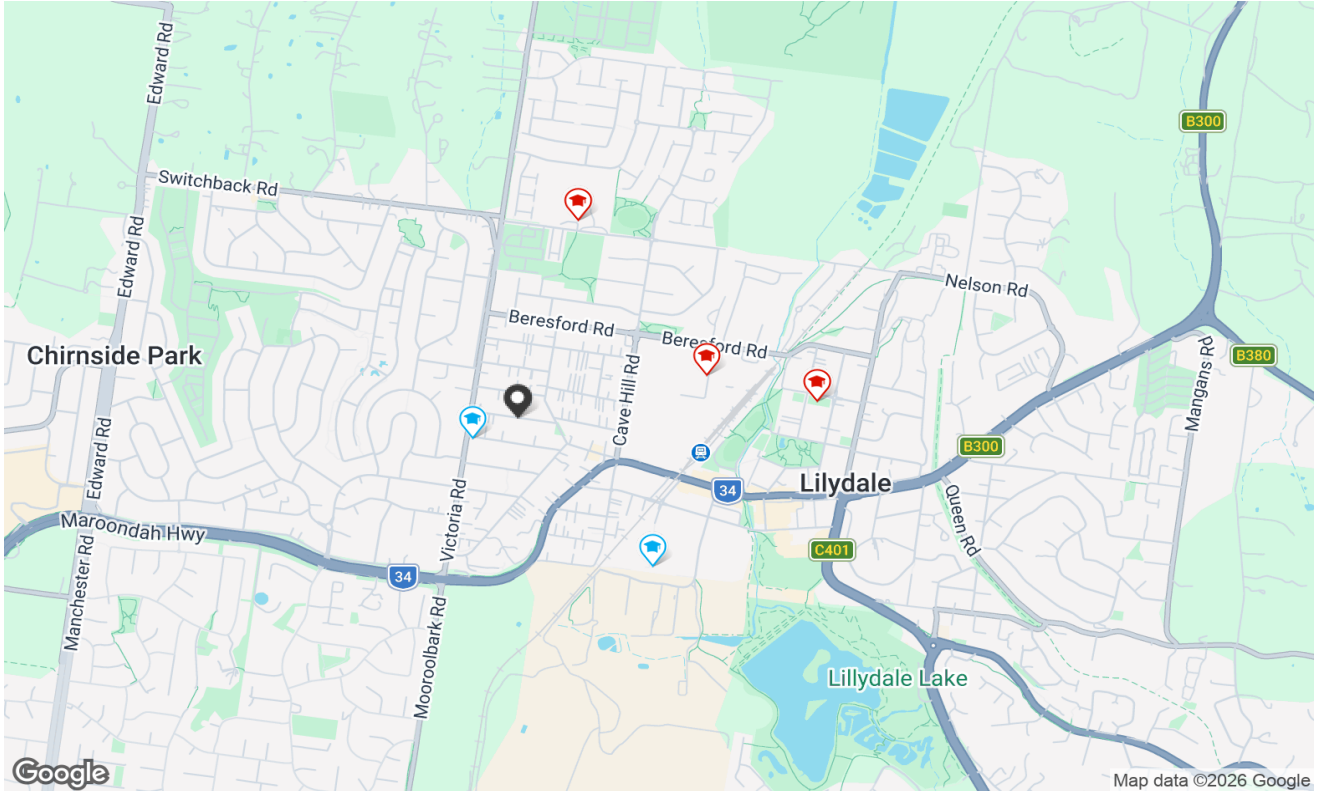
Demographic






The size of Lilydale is approximately 29.2 square kilometres. It has 23 parks covering nearly 9.7% of total area. The population of Lilydale in 2016 was 16531 people. By 2021 the population was 17348 showing a population growth of 4.9% in the area during that time. The predominant age group in Lilydale is 50-59 years. Households in Lilydale are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Lilydale work in a professional occupation. In 2021, 77.60% of the homes in Lilydale were owner-occupied compared with 76.10% in 2016.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	38.5	Purchaser	44.5	0-15.6K	3.4	90-99	0.9
Other	1.2	Owns Outright	33.1	33.8-52K	11.7	30-39	12.9
Couples with Children	45.0	Other	2.3	78-130K	22.9	20-29	12.7
Single Parents	15.2	Renting	19.0	52-78K	14.5	40-49	12.8
		Not Stated	1.1	15.6-33.8K	11.7	50-59	13.8
				130-182K	15.9	70-79	8.6
				182K+	13.7	0-9	10.8
						10-19	12.6
						80-89	4.1
						100+	0.0

Local Schools



SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
 Victoria Road Primary School 44 Victoria Road Lilydale VIC 3140	0.21km	Primary	Mixed	Government	0-6
 Mount Evelyn Christian School - Ranges Tec Campus Beresford Road Lilydale VIC 3140	0.9km	Combined	Mixed	Non-Government	-
 Lilydale High School 25 Melba Avenue Lilydale VIC 3140	0.95km	Secondary	Mixed	Government	7-12
 Lilydale Heights College 17-19 Nelson Road Lilydale VIC 3140	1.0km	Secondary	Mixed	Government	7-12
 Lilydale Primary School 63-65 Castella Street Lilydale VIC 3140	1.38km	Primary	Mixed	Government	0-6



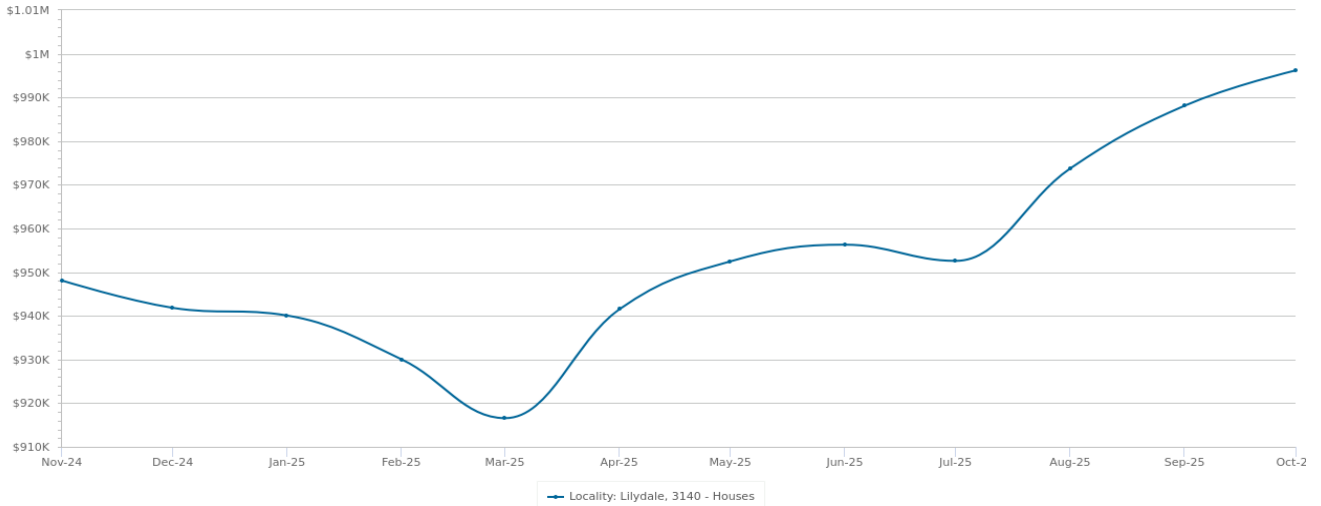
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (Undefined)

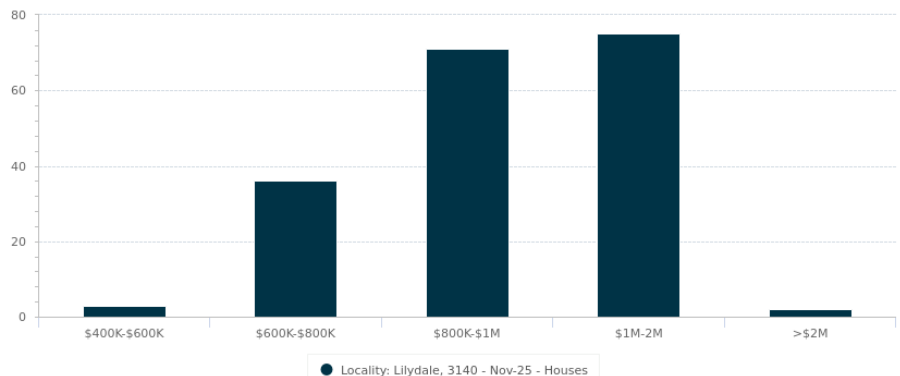


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Nov 2025	-	-	-	-	-	-
Oct 2025	18	\$996,184	0.8% ▲	19	48	\$610
Sep 2025	17	\$988,123	1.5% ▲	21	41	\$620
Aug 2025	16	\$973,747	2.2% ▲	21	40	\$620
Jul 2025	6	\$952,581	-0.4% ▼	23	36	\$620
Jun 2025	22	\$956,294	0.4% ▲	21	40	\$610
May 2025	20	\$952,473	1.2% ▲	21	46	\$610
Apr 2025	19	\$941,546	2.7% ▲	23	45	\$600
Mar 2025	16	\$916,571	-1.4% ▼	21	48	\$600
Feb 2025	15	\$930,006	-1.1% ▼	20	35	\$600
Jan 2025	10	\$940,066	-0.2% ▼	20	32	\$600
Dec 2024	8	\$941,822	-0.7% ▼	20	32	\$600

Sales by Price - 12 months (Other)

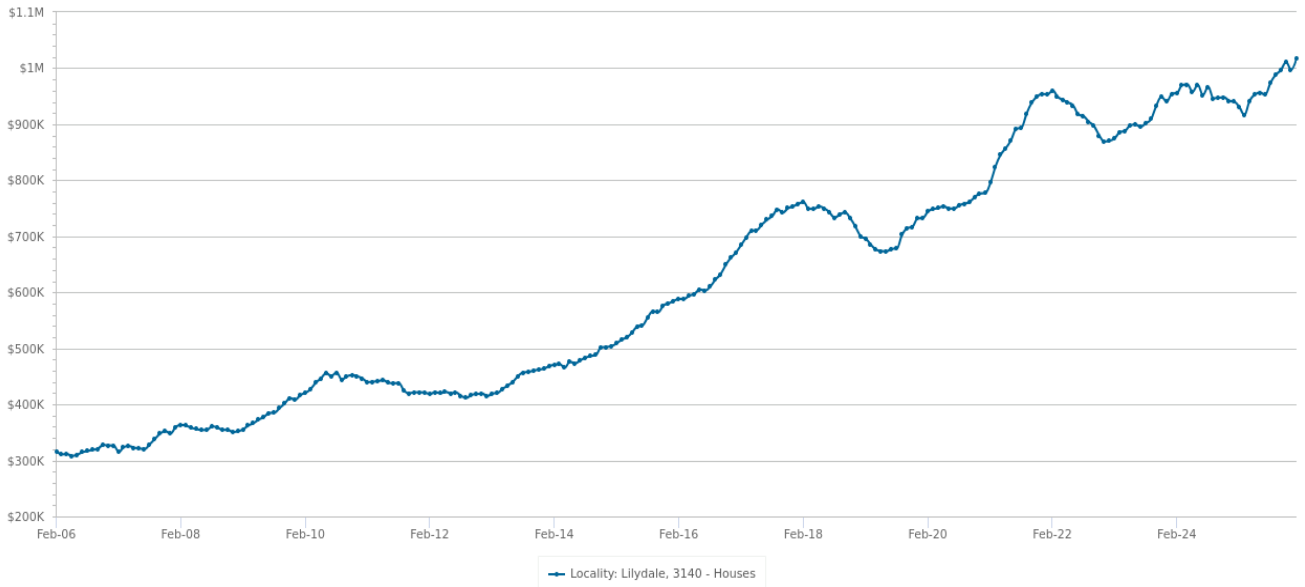
PRICE	NUMBER
<200K	0
200K-400K	0
\$400K-\$600K	3
\$600K-\$800K	36
\$800K-\$1M	71
\$1M-\$2M	75
>\$2M	2



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (Undefined)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2026	-	\$1,016,752	8.2% ▲	-	193	\$605
2025	188	\$940,066	-1.5% ▼	19	183	\$600
2024	156	\$954,052	9.6% ▲	19	237	\$520
2023	206	\$870,342	-8.7% ▼	15	234	\$480
2022	226	\$953,159	22.6% ▲	12	253	\$455
2021	246	\$777,353	6.1% ▲	11	186	\$410
2020	146	\$732,689	4.7% ▲	14	225	\$420
2019	202	\$700,069	-7.7% ▼	31	250	\$420
2018	210	\$758,262	12.9% ▲	24	232	\$400
2017	212	\$671,379	14.8% ▲	15	212	\$380
2016	223	\$584,819	16.0% ▲	16	264	\$395
2015	266	\$504,106	7.6% ▲	17	275	\$385
2014	244	\$468,513	13.0% ▲	28	282	\$375
2013	210	\$414,788	-1.4% ▼	23	286	\$352
2012	200	\$420,850	-5.7% ▼	26	246	\$370
2011	199	\$446,150	7.0% ▲	31	267	\$340
2010	229	\$416,831	18.4% ▲	23	238	\$335
2009	259	\$352,130	-2.1% ▼	26	286	\$312
2008	241	\$359,660	10.2% ▲	39	265	\$295
2007	254	\$326,377	2.9% ▲	37	206	\$240

Summary

2/17 ROUKE STREET LILYDALE VIC 3140



Appraisal price range

Notes from your agent

Disclaimer

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.

The Appraisal Amount contained in the report may have been manually provided by the Agent; or may be based on an automated valuation model estimate provided by Cotality ('AVM Estimated Value'). AVM Estimated Values are current at the date of the publication only. It is computer generated and is not a professional appraisal of the subject property and should not be relied upon in lieu of appropriate professional advice. The accuracy of the methodology used to develop the AVM Estimated Value, the existence of the subject property, and the accuracy of the AVM Estimated Value and all rule sets provided are estimates based on available data and are not guaranteed or warranted. Cotality excludes all liability for any loss or damage arising in connection with the Appraisal Amount and/or AVM Estimated Value.

Product Data licensed by Cotality under a Creative Commons Attribution licence. For details regarding licence, data source, copyright and disclaimers, see www.corelogic.com.au/aboutus/thirdpartyrestrictions.html

All information relating to Schools provided by Cotality is as a courtesy only. Cotality does not make any representations regarding the accuracy or completeness of the data. You should contact the School directly to verify this information.

The Cotality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While Cotality uses commercially reasonable efforts to ensure the Cotality Data is current, Cotality does not warrant the accuracy, currency or completeness of the Cotality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cotality Data.