



# MAVERICK REALTY

Home. Your way.

## Property Market Analysis

October – December  
2024

## Westdene



 **1994**  
**TOTAL HOMES  
IN THE SUBURB**

**Sales in the suburb – October to December**  
**26 TOTAL SALES** (22 Freehold and 4 Sectional title)

Highest recent sale  
in the suburb R1 500 000

Highest listed residential price  
in the suburb R5 999 999


Lowest recent sale  
in the suburb R1 099 000


**31** **Average number  
of new properties**  
on the market per month

**69%**  
**owners**  
are aged  
between  
36 and 64

**60%**  
**sellers**  
are aged  
between  
36 and 64

**80%**  
**buyers**  
are aged  
between  
18 and 49

 **R 1 100 000**  
**Average sold price**  
Freehold **R1 200 000**  
Sectional title **R615 000**

 **R1 249 000**  
**Average listing price**  
Freehold **R1 260 000**  
Sectional title **R849 000**



Property of Prominence

**MELVILLE**

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[www.maverickrealty.co.za](http://www.maverickrealty.co.za)



## EXCLUSIVE SALES

Explore some of our exclusive listings in various areas.

We might just have the home you are looking for...



**Auckland Park**  
R529 000



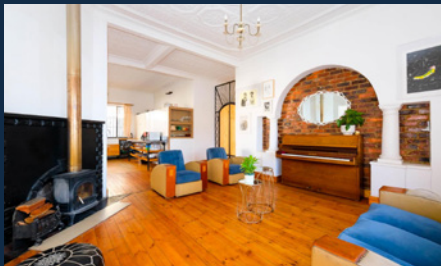
**Sunninghill**  
R849 000



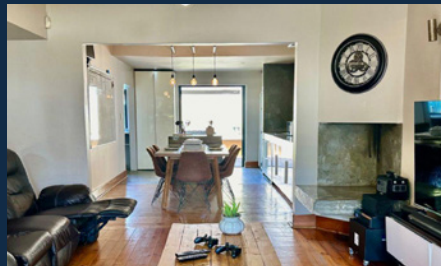
**Melville**  
R900 000



**Oakdene**  
R989 000



**Melville**  
R1 595 000



**Melville**  
R1 599 000

## COMMERCIAL INVESTMENT AVAILABLE



### Business in Melville

**Ideally located  
& fully tenanted  
R6 499 000**

## Prime Opportunity

**With the interest rate at 11.25%  
there's a silver lining for the  
Sellers Market. Consider  
buying today.**

**#SellersMarket #PrimeOpportunity**

**We can help you find the property that  
fits your needs - [Click here to view all our current listings.](#)**



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