



MAVERICK REALTY

Home. Your way.

Property Market Analysis

April – June 2025



1263
TOTAL HOMES
IN THE SUBURB

Melville

9 TOTAL SALES

7 Freehold | 2 Sectional title

Highest
recent sale
R1 900 000

18

Average number
of new properties

on the market
per month

Highest listed
residential price
R3 649 000



Average sold price
R 1 712 500

Freehold **R1 762 500**
Sectional title **R980 000**

Lowest
recent sale
R1 725 000



Average list price
R 1 775 000

Freehold **R1 988 000**
Sectional title **R977 000**

71%
owners
are aged
between
36 and 64

61%
sellers
are aged
between
18 and 49

90%
buyers
are aged
between
18 and 49



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Local Market Opinion

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Melville in Focus – Steady, Strong, and Still in Demand

While new developments on the city's edge battle oversupply, Melville continues to shine. It's central, full of character, and still delivering for buyers and investors alike.

Reliable Rentals

With UJ, Wits, and vibrant high street culture nearby, demand for rentals remains strong. Low vacancies and consistent returns keep landlords smiling.

Homes That Sell

Buyers are still showing up for well-priced homes, especially those with charm or potential. Unlike in some fringe areas, properties here don't sit for long.

Investor Confidence

Savvy investors are focusing on mid-city suburbs like Melville, where value, lifestyle, and demand remain strong, without the risks of oversupply.

Room to Add Value

From vintage homes to older apartments, Melville offers great renovation and flipping opportunities. A smart refresh can go a long way here.

The Maverick Difference / Exclusivity is key.

Sold Portfolio

View our track record of successful property journeys.

FIND OUT MORE

Get to Know Us Better

Discover The Maverick Story and what makes us different.

FIND OUT MORE

Available Listings from R650 000

Explore some of our exclusive listings in various areas.

FIND OUT MORE



New to The Melville Team

Jabulani Manyoni

Candidate FFC – 073 846 7079

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Let's meet for coffee!

