



MAVERICK REALTY
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Property Market Analysis

April – June 2025



1994
TOTAL HOMES
IN THE SUBURB

Westdene

20 TOTAL SALES

17 Freehold | 3 Sectional title

Highest
recent sale
R1 500 000

26

Average number
of new properties

on the market
per month

Highest listed
residential price
R5 499 999



Average sold price
R 1 150 000

Freehold R1 260 000
Sectional title R585 000

Lowest
recent sale
R1 000 000



Average list price
R 1 225 250

Freehold R1 163 000
Sectional title R632 000

68%
owners
are aged
between
36 and 64

85%
sellers
are aged
between
36 and 64+

84%
buyers
are aged
between
18 and 49



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Local Market Opinion

Ruhuan Brown

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Westdene – Small Suburb, Solid Potential

Tucked between Auckland Park and Melville, Westdene remains a favourite for first-time buyers and investors seeking affordability with an urban edge.

Steady Rental Demand

With UJ just down the road and easy access to major routes, student and young professional rentals continue to perform well – especially in smaller units and shared homes.

Affordable Entry Point

Compared to neighbouring suburbs, Westdene offers great value. Properties are more accessible, yet still benefit from the buzz and convenience of the wider area.

Plenty of Room to Improve

Many homes have renovation potential, making Westdene ideal for buyers looking to add value through upgrades or creative conversions.

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 Westdene Team Jabulani Manyoni

Candidate FFC – 073 846 7079

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*Let's meet
for coffee!*

