



MAVERICK REALTY

Home. Your way.

Property Market Analysis

July – September 2025



1263
TOTAL HOMES
IN THE SUBURB

Melville

35 TOTAL SALES

27 Freehold | 8 Sectional title

Highest
recent sale
R3 250 000

Highest listed
residential price
R3 300 000

Lowest
recent sale
R1 550 000

22

Average number
of new properties

on the market
per month



Average sold price
R 1 600 000

Freehold **R1 725 000**
Sectional title **R815 000**



Average list price
R 1 799 000

Freehold **R2 000 000**
Sectional title **R967 500**

71%
owners
are aged
between
36 and 64

75%
sellers
are aged
between
36 and 64

68%
buyers
are aged
between
18 and 49



www.maverickrealty.co.za



Ruhan Brown

Principal FFC & Founder
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Destined for more...

Having my own business has always been a lifelong goal.

What kind of business wasn't always clear, but having grown up in the real estate industry from a young age, developing a genuine love and passion for it, and building long-term relationships (and sometimes even friendships) through that passion has made the type of business I would one day own abundantly clear.

Thank you to God for making Maverick Realty possible.

Maverick Realty turned 2 on 1 October 2025, and boy oh boy, has it been an adventure! From the lowest of lows, financially struggling to cover basic business and living expenses, almost having a car repossessed (and, and, and), to now starting our journey toward turning 3 on a completely different level.

We've been truly blessed, and we'd like to take this opportunity to thank all our clients, because without your trust and belief in

us, we wouldn't be able to do what we do. A huge thank you also goes out to our service providers... you know who you are. From conveyancing firms and in-house bond originators to photographers and, of course, my amazing wife, who heads up our marketing, just to name a few.

I was always told you're only as strong as the weakest link in your chain. Thank you to everyone involved in helping us live out our story, from those behind the scenes to those in our day-to-day operations.

I'm proud to share that I've recently qualified as a Master Property Practitioner after passing my PPRA board exam in August 2025. This achievement allows me to serve my clients with even greater expertise and confidence, and to reinforce that Maverick Realty is the right company to partner with for all your property needs, whether it's selling your lifelong home, managing investment rentals, or securing reliable tenants for your real estate investments.

I know there will always be seasonal ups and downs, but with God, all things are possible, and having Him in control is the only way.

We look forward to being of service to you!

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

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Let's meet for coffee!

