



MAVERICK REALTY

Home. Your way.

Property Market Analysis
October – December 2025



1263
**TOTAL HOMES
IN THE SUBURB**

Melville

29 TOTAL SALES

26 Freehold | 3 Sectional

**Highest
recent sale
R2 750 000**

14

**Average number
of new properties**

on the market
per month

**Highest listed
residential price
R4 350 000**



**Average sold price
R 1 712 500**

Freehold **R1 780 000**
Sectional title **R950 000**

**Lowest
recent sale
R1 550 000**



**Average list price
R 1 787 500**

Freehold **R1 907 500**
Sectional title **R862 000**

70,5%
owners
are aged
between
36 and 64

71%
sellers
are aged
between
36 and 64

55%
buyers
are aged
between
18 and 49



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Every client matters,
and every deal is handled with the care,
integrity, and professionalism it deserves.

Ruhan Brown

Principal FFC & Founder
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Property Market Highlight for Melville in 2025

The average home selling price in Melville has risen to pre-COVID averages from 2019 and 2020, now above the R1.7 million mark. Property sales have increased by 15% compared to 2024. The average list price and average sold price are exceptionally close, so it's important to price your home to sell and not let it go stale, as there are enough properties competing for buyers' attention in the same price brackets.

Let's price your home with clarity and confidence.

Partner with a team that understands your goals and your journey.

A Premium Real Estate Experience. 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 R1 595 000

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!*

