



MAVERICK REALTY
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Property Market Analysis
October – December 2025



1994
TOTAL HOMES
IN THE SUBURB

Westdene

42 TOTAL SALES

34 Freehold | 8 Sectional title

Highest
recent sale
R1 650 000

21

Average number
of new properties

on the market
per month

Highest listed
residential price
R5 499 000



Average sold price
R 1 150 000

Freehold R1 200 000
Sectional title R550 000

Lowest
recent sale
R1 400 000



Average list price
R 1 220 000

Freehold R1 150 000
Sectional title R600 000

67%
owners
are aged
between
36 and 64

56%
sellers
are aged
between
50 and 65+

80%
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 Westdene in 2025

The number of homes sold in Westdene has increased by 22% since 2023, with average selling prices remaining similar to 2017–2018. The gap between what sellers are asking and what they are getting is a marginal R70,000, adding to the momentum of total sales in 2025, which reached 144. This confirms the increased activity is driving the market now and for the foreseeable future in 2026.

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

A Premium Real Estate Experience. Exclusivity is Key.

Sold Portfolio

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successful property journeys.

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Get to Know Us Better

Discover The Maverick Story
and what makes us different.

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Available Listings from R1 595 000

Explore some of our exclusive
listings in various areas.

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New to The Melville Team

Jabulani Manyoni

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*Let's meet
for coffee!*

