



1994  
TOTAL HOMES  
IN THE SUBURB

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

Westdene  
42 TOTAL SALES

34 Freehold | 8 Sectional title

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





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

**Ruhuan Brown**

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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.

### **Where realistic pricing meets strong results.**

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**  
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*Let's meet  
for coffee!*

