



Harcourts Atlantic - Camps Bay Joshua Parsons



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Sales (Days on Market)

Residential (Full title) sales in BANTRY BAY, CAMPS BAY, CLIFTON, DE WATERKANT, FRESNAYE, GREEN POINT, LLANDUDNO, MOUILLE POINT, SEA POINT EAST, SEA POINT WEST, THE WATERFRONT and THREE ANCHOR BAY for the last 6 months

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
Suburb: BANTRY BAY											
Erf 454, BANTRY BAY	38 BROMPTON AVENUE	House	Residential	418 m ²	2024/10/01	R 13 500 000	2024/09/20	R 13 500 000	11		R 32 297
Erf 525, BANTRY BAY	262 OCEAN VIEW DRIVE	TS House	Residential	791 m ²	2024/09/12	R 61 000 000	2023/02/09	R 74 750 000	581	-18.39%	R 77 118
Erf 397, BANTRY BAY	46 QUEENS ROAD		Residential	354 m ²	2024/09/03	R 11 500 000					R 32 486
Erf 287, BANTRY BAY	7 FIR AVENUE		Residential	128 m ²	2024/08/08	R 5 000 000					R 39 063
Erf 848, BANTRY BAY	8 EDGEWATER ROAD	Townhouse	Residential	141 m ²	2024/08/05	R 10 050 000	2024/07/20	R 10 495 000	16	-4.24%	R 71 277
Erf 816, BANTRY BAY	9 BROMPTON AVENUE		Residential	235 m ²	2024/08/03	R 8 000 000					R 34 043
Erf 300, BANTRY BAY	8 ROCHESTER ROAD	House	Residential	283 m ²	2024/07/05	R 9 500 000					R 33 569
Erf 26, BANTRY BAY	113 KLOOF ROAD	DS House	Residential	1 487 m ²	2024/07/03	R 51 000 000	2023/05/06	R 56 000 000	424	-8.93%	R 34 297
No of sales: 8 Average price: R 21 193 750 Average R/m²: R 44 188 Total spend: R 169 550 000 Median price: R 10 775 000 Average Days on Market: 14 (Based on last 12 months sales)											
Suburb: CAMPS BAY											
Erf 888, CAMPS BAY	30 MEDBURN ROAD	House	Residential	1 521 m ²	2024/11/01	R 62 500 000	2023/12/29	R 79 500 000	308	-21.38%	R 41 091
Erf 289, CLIFTON	185 KLOOF ROAD	DS House	Residential	844 m ²	2024/10/21	R 62 000 000					R 73 460
Erf 2781, CAMPS BAY	7 VICTORIA ROAD	House	Residential	280 m ²	2024/10/09	R 48 700 000	2023/06/12	R 39 500 000	485	23.29%	2 properties on Title Deed
Erf 2780, CAMPS BAY	5 STRATHMORE ROAD	House	Residential	276 m ²	2024/10/09	R 48 700 000	2023/06/12	R 39 500 000	485	23.29%	2 properties on Title Deed
Erf 1523, CAMPS BAY	27 RAVENSTEYN ROAD	House	Residential	957 m ²	2024/10/03	R 11 000 000	2009/08/16	R 4 495 000	5527	144.72%	R 11 494
Erf 2792, CAMPS BAY	58 GENEVA DRIVE	House	Residential	1 127 m ²	2024/10/01	R 25 750 000	2024/08/23	R 29 995 000	39	-14.15%	R 22 848
Erf 1896, CAMPS BAY	76 THERESA AVENUE	House	Residential	542 m ²	2024/10/01	R 20 000 000	2024/06/26	R 22 999 000	97	-13.04%	R 36 900
Erf 1823, CAMPS BAY	29 RONTREE AVENUE	House	Residential	875 m ²	2024/10/01	R 29 000 000	2024/09/10	R 32 000 000	21	-9.38%	R 33 143
Erf 1109, CAMPS BAY	2 KINNOULL ROAD		2 Dwelling Res	811 m ²	2024/09/15	R 9 100 000					R 11 221
Erf 3236, CAMPS BAY	71 GENEVA DRIVE	DS House	Residential	461 m ²	2024/09/11	R 18 500 000	2024/02/14	R 18 950 000	210	-2.37%	R 40 130
Erf 1246, CAMPS BAY	14 TOTNES AVENUE	Demolish	Residential	595 m ²	2024/08/26	R 10 575 000	2016/04/07	R 9 000 000	3063	17.50%	R 17 773
Erf 226, CLIFTON	197 KLOOF ROAD	DS House	Residential	1 121 m ²	2024/08/23	R 82 000 000	2016/05/18	R 85 000 000	3019	-3.53%	R 73 149
Erf 1547, CAMPS BAY	2 RAVENSTEYN ROAD	House	2 Dwelling Res	819 m ²	2024/08/22	R 19 750 000	2018/11/10	R 25 000 000	2112	-21.00%	R 24 115



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Erf 1720, CAMPS BAY	8 CHAS BOOTH AVENUE		Residential	1 641 m ²	2024/08/20	R 12 600 000					R 7 678
Erf 547, CAMPS BAY	16B CENTRAL DRIVE	DS House	Residential	402 m ²	2024/08/16	R 19 895 000	2024/07/15	R 17 995 000	32	10.56%	R 49 490
Erf 588, CAMPS BAY	11 GENEVA DRIVE	DS House	2 Dwelling Res	469 m ²	2024/08/10	R 13 000 000	2021/04/21	R 12 950 000	1207	0.39%	R 27 719
Erf 849, CAMPS BAY	19 GENEVA DRIVE	DS House	Residential	1 250 m ²	2024/08/01	R 19 000 000	2024/04/14	R 19 500 000	109	-2.56%	R 15 200
Erf 387, CAMPS BAY	4 CHILWORTH ROAD	House	Residential	1 021 m ²	2024/07/29	R 60 000 000	2024/01/21	R 73 950 000	190	-18.86%	R 58 766
Erf 1676, CAMPS BAY	8 FISKAAL ROAD	DS House	2 Dwelling Res	1 383 m ²	2024/07/23	R 28 000 000					R 20 246
Erf 1196, CAMPS BAY	22 HOUGHTON ROAD	TS House	Residential	761 m ²	2024/07/18	R 15 500 000	2024/04/02	R 17 500 000	107	-11.43%	R 20 368
Erf 672, CAMPS BAY	38 STRATHMORE ROAD	DS House	Residential	934 m ²	2024/07/18	R 21 000 000					R 22 484
Erf 1691, CAMPS BAY	8 FRANCOLIN ROAD	House	Residential	700 m ²	2024/07/03	R 11 500 000	2024/06/11	R 11 500 000	22		R 16 429
No of sales: 20 Average price: R 27 533 500 Average R/m²: R 30 200 Total spend: R 550 670 000 Median price: R 19 822 500 Average Days on Market: 114 (Based on last 12 months sales)											
Suburb: CLIFTON											
Erf 83, CLIFTON	35 VICTORIA ROAD	Vacant	Residential	462 m ²	2024/07/22	R 39 675 000					R 85 877
Erf 100, CLIFTON	2 CASTLE STEPS		Residential	326 m ²	2024/07/02	R 9 000 000					R 27 607
No of sales: 2 Average price: R 24 337 500 Average R/m²: R 61 770 Total spend: R 48 675 000 Median price: R 24 337 500											
Suburb: DE WATERKANT											
Erf 178561, CAPE TOWN	15 LOADER STREET	TS House	Residential	64 m ²	2024/07/25	R 7 100 000					R 110 938
No of sales: 1 Average price: R 7 100 000 Average R/m²: R 110 938 Total spend: R 7 100 000 Median price: R 7 100 000											
Suburb: FRESNAYE											
Erf 1815, FRESNAYE	17 HEAD ROAD	House	Residential	559 m ²	2024/11/01	R 66 000 000	2023/09/25	R 75 000 000	403	-12.00%	R 118 068
Erf 1050, FRESNAYE	40 AVENUE NORMANDIE	House	Residential	476 m ²	2024/11/01	R 16 500 000	2024/08/05	R 19 500 000	88	-15.38%	R 34 664
Erf 188, FRESNAYE	5 AVENUE FRESNAYE	House		392 m ²	2024/11/01	R 11 950 000	2024/10/31	R 11 950 000	1		R 30 485
Erf 1900, FRESNAYE	17 AVENUE NORMANDIE	DS House	Residential	445 m ²	2024/09/13	R 10 325 000	2024/03/10	R 11 495 000	187	-10.18%	R 23 202
Erf 227, FRESNAYE	19 AVENUE DE LONGUEVILLE	House	Residential	514 m ²	2024/09/01	R 8 600 000	2023/06/08	R 9 995 000	451	-13.96%	2 properties on Title Deed
Erf 678, FRESNAYE	16 AVENUE DES HUGUENOTS	House	Residential	424 m ²	2024/08/02	R 9 300 000	2014/01/15	R 6 500 000	3852	43.08%	R 21 934
Erf 603, FRESNAYE	15 DISANDT AVENUE	House	Residential	714 m ²	2024/07/26	R 11 500 000	2024/06/25	R 11 995 000	31	-4.13%	R 16 106
Erf 1305, FRESNAYE	21 AVENUE ST LOUIS	DS House	Residential	646 m ²	2024/07/12	R 22 500 000	2010/11/28	R 14 500 000	4975	55.17%	R 34 830



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Erf 1933, FRESNAYE	47A KLOOF ROAD	DS Semi	Residential	234 m ²	2024/07/08	R 8 150 000	2017/06/11	R 8 495 000	2584	-4.06%	R 34 829
Erf 575, FRESNAYE	22 AVENUE NORMANDIE	House	Residential	595 m ²	2024/07/03	R 12 325 000					R 20 714

No of sales: 9 **Average price:** R 18 727 778 **Average R/m²:** R 37 581
Total spend: R 168 550 000 **Median price:** R 11 950 000 **Average Days on Market:** 77 (Based on last 12 months sales)

Suburb: GREEN POINT

Erf 582, GREEN POINT	6 DYSART ROAD	House	Residential	111 m ²	2024/11/01	R 4 200 000	2024/11/01	R 4 200 000	67		R 37 838
Erf 1750, GREEN POINT	16 ST GEORGE'S ROAD	House	Residential	90 m ²	2024/10/23	R 3 700 000					R 41 111
Erf 338, CAPE TOWN	98 LOADER STREET		Residential	206 m ²	2024/10/09	R 12 175 000	2018/11/24	R 8 600 000	2146	41.57%	R 59 102
Erf 487, GREEN POINT	7 LEINSTER ROAD	DS Semi	Residential	223 m ²	2024/10/06	R 8 300 000	2024/09/30	R 8 450 000	6	-1.78%	R 37 220
Erf 2233, GREEN POINT	14 CARREG CRESCENT	House	Residential	514 m ²	2024/09/01	R 11 000 000	2023/11/16	R 12 500 000	290	-12.00%	R 21 401
Erf 2062, GREEN POINT	32 CLYDEBANK ROAD	DS Semi	Residential	114 m ²	2024/08/17	R 5 750 000	2024/02/01	R 5 999 999	198	-4.17%	R 50 439
Erf 108, GREEN POINT	59 JOUBERT ROAD	House	2 Dwelling Res	617 m ²	2024/08/03	R 9 250 000					R 14 992
Erf 590, GREEN POINT	1 TORBAY ROAD	House	Residential	865 m ²	2024/08/01	R 8 750 000	2024/03/08	R 9 500 000	146	-7.89%	R 10 116
Erf 9987, CAPE TOWN	158 WATERKANT STREET		Residential	90 m ²	2024/08/01	R 5 700 000	2009/01/19	R 3 500 000	5673	62.86%	R 63 333
Erf 2070, GREEN POINT	54 JOUBERT ROAD	DS House	Residential	166 m ²	2024/07/31	R 11 850 000	2021/11/21	R 10 995 000	983	7.78%	R 71 386

No of sales: 10 **Average price:** R 8 067 500 **Average R/m²:** R 26 928
Total spend: R 80 675 000 **Median price:** R 8 525 000 **Average Days on Market:** 141 (Based on last 12 months sales)

Suburb: LLANDUDNO

There are no sales matching the selection criteria

Suburb: MOUILLE POINT

There are no sales matching the selection criteria

Suburb: SEA POINT EAST

Erf 664, SEA POINT EAST	21 BELLEVUE ROAD	House	Residential	402 m ²	2024/09/25	R 5 200 000	2011/09/04	R 2 950 000	4770	76.27%	R 12 935
Erf 988, FRESNAYE	9 AVENUE DRELINGCOURT		Residential	456 m ²	2024/09/24	R 10 000 000					R 21 930
Erf 1453, SEA POINT EAST	28 RHINE ROAD		Residential	193 m ²	2024/09/03	R 7 450 000	2014/10/02	R 4 400 000	3624	69.32%	R 38 601
Erf 209, SEA POINT EAST	25 RHINE ROAD	TS House	2 Dwelling Res	395 m ²	2024/08/22	R 9 500 000	2013/12/14	R 7 500 000	3904	26.67%	R 24 051
Erf 1311, SEA POINT EAST	164 OCEAN VIEW DRIVE	House	Residential	733 m ²	2024/08/12	R 15 300 000	2017/09/22	R 19 000 000	2516	-19.47%	R 20 873
Erf 369, FRESNAYE	16 GORLESTON ROAD	House	Residential	307 m ²	2024/08/07	R 4 250 000	2024/08/02	R 4 900 000	5	-13.27%	R 13 844
Erf 1760, SEA POINT EAST	12 INEZ ROAD	DS House	Residential	118 m ²	2024/07/18	R 3 895 000	2010/05/30	R 2 500 000	5163	55.80%	R 33 008



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No of sales: 7 Average price: R 7 942 143 Average R/m²: R 21 350 Total spend: R 55 595 000 Median price: R 7 450 000 Average Days on Market: 5 (Based on last 12 months sales)											
Suburb: SEA POINT WEST											
There are no sales matching the selection criteria											
Suburb: THE WATERFRONT											
There are no sales matching the selection criteria											
Suburb: THREE ANCHOR BAY											
Erf 997, GREEN POINT	2 RICHMOND ROAD	House	Residential	330 m ²	2024/08/19	R 6 500 000	2024/04/15	R 7 500 000	126	-13.33%	R 19 697
No of sales: 1 Average price: R 6 500 000 Average R/m²: R 19 697 Total spend: R 6 500 000 Median price: R 6 500 000 Average Days on Market: 126 (Based on last 12 months sales)											
Total for all suburbs:											
No of sales: 58 Average price: R 18 746 810 Average R/m²: R 32 615 Total spend: R 1 087 315 000 Median price: R 11 500 000 Average Days on Market: 100 (Based on last 12 months sales)											

Calculations do not include sales with more than 1 property on the Title Deed