



Harcourts Atlantic - Camps Bay Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

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 12 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
Erf 106, BANTRY BAY	9 RAVINE ROAD	House	Residential	190 m ²	2024/06/28	R 28 750 000					2 properties on Title Deed
Erf 103, BANTRY BAY	9 RAVINE ROAD	House	Residential	376 m ²	2024/06/28	R 28 750 000	2024/06/01	R 28 750 000	27		2 properties on Title Deed
Erf 938, BANTRY BAY	41 VICTORIA ROAD	DS House	3+ Dwelling Res	3 520 m ²	2024/05/24	R 230 000 000					R 65 341
Erf 286, BANTRY BAY	5 FIR AVENUE		Residential	136 m ²	2024/05/07	R 9 200 000					R 67 647
Erf 620, BANTRY BAY	28 RAVINE ROAD		2 Dwelling Res	556 m ²	2024/04/20	R 25 000 000					R 44 964
Erf 512, BANTRY BAY	43 DE WET ROAD	TS House	Residential	574 m ²	2024/04/19	R 56 000 000	2010/03/11	R 10 000 000	5153	460.00%	R 97 561
Erf 179, BANTRY BAY	3 SAUNDERS ROAD		Residential	457 m ²	2024/04/05	R 11 754 340					R 25 721
Erf 621, BANTRY BAY	6 BANTRY STEPS		2 Dwelling Res	624 m ²	2024/03/25	R 24 000 000					R 38 462
Erf 507, BANTRY BAY	53 DE WET ROAD	DS House	Residential	853 m ²	2024/03/13	R 17 000 000	2023/10/08	R 24 950 000	157	-31.86%	R 19 930
Erf 311, BANTRY BAY	10 FIR AVENUE	House	Residential	230 m ²	2024/03/11	R 6 495 000	2022/08/15	R 6 995 000	574	-7.15%	R 28 239
Erf 400, BANTRY BAY	2 BROMPTON AVENUE	House	Residential	337 m ²	2024/02/01	R 7 900 000	2023/12/03	R 8 495 000	60	-7.00%	R 23 442
Erf 561, BANTRY BAY	32 ARCADIA ROAD	DS House	Residential	591 m ²	2024/01/28	R 23 500 000	2021/11/30	R 22 500 000	789	4.44%	R 39 763
No of sales:	18	Average price:	R 32 244 408	Average R/m²:	R 49 543						
Total spend:	R 580 399 340	Median price:	R 12 627 170	Average Days on Market:	61 (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



Harcourts Atlantic - Camps Bay Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
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
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
Erf 844, CAMPS BAY	19 TREE ROAD	House	Residential	863 m ²	2024/06/27	R 33 800 000	2023/11/29	R 36 995 000	211	-8.64%	R 39 166
Erf 654, CAMPS BAY	52 CAMPS BAY DRIVE	DS House	Block of Flats	1 409 m ²	2024/06/20	R 45 000 000					R 31 938
Erf 3075, CAMPS BAY	4 LINCOLN ROAD	TS House	Residential	302 m ²	2024/06/07	R 9 500 000					R 31 457
Erf 207, CAMPS BAY	15 THE MEADWAY AVENUE	Vacant	Residential	495 m ²	2024/06/01	R 11 500 000	2022/05/02	R 12 075 000	761	-4.76%	R 23 232
Erf 1035, CAMPS BAY	7 FIRST CRESCENT	House	2 Dwelling Res	756 m ²	2024/05/09	R 25 000 000	2023/10/15	R 28 500 000	207	-12.28%	R 33 069
Erf 2267, CAMPS BAY	5 DAL ROAD		Residential	1 236 m ²	2024/05/08	R 14 000 000					R 11 327
Erf 2289, CAMPS BAY	15 DAL ROAD	House	Residential	1 022 m ²	2024/05/07	R 16 500 000	2023/04/29	R 19 000 000	374	-13.16%	R 16 145
Erf 2639, CAMPS BAY	15 PLATTEKLIP PLEIN, PLATTEKLIP SQUARE		Residential	412 m ²	2024/05/03	R 6 950 000					R 16 869
Erf 1070, CAMPS BAY	7 INGLESIDE ROAD	DS House	Residential	793 m ²	2024/04/26	R 13 000 000	2024/03/31	R 13 995 000	26	-7.11%	R 16 393
Erf 1793, CAMPS BAY	17 OUDEKRAAL ROAD		Residential	703 m ²	2024/04/24	R 13 250 000					R 18 848
Erf 582, CAMPS BAY	51 CENTRAL DRIVE		2 Dwelling Res	411 m ²	2024/04/13	R 9 000 000					R 21 898
Erf 2358, CAMPS BAY	17 PITLOCHRY ROAD		Residential	905 m ²	2024/04/11	R 10 225 000					R 11 298



Harcourts Atlantic - Camps Bay Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
Erf 985, CAMPS BAY	42 GENEVA DRIVE	House	Residential	709 m ²	2024/04/10	R 26 995 000	2023/11/14	R 26 995 000	148		R 38 075
Erf 1812, CAMPS BAY	24 OUDEKRAAL ROAD	TS House	Residential	654 m ²	2024/04/09	R 18 900 000					R 28 899
Erf 63, CAMPS BAY	6 UPPER BETA CLOSE	House	Residential	669 m ²	2024/04/07	R 19 500 000	2024/02/07	R 22 000 000	60	-11.36%	R 29 148
Erf 1899, CAMPS BAY	82 THERESA AVENUE	DS House	Residential	1 083 m ²	2024/04/03	R 18 500 000	2023/10/15	R 26 750 000	171	-30.84%	R 17 082
Erf 2477, CAMPS BAY	35A CENTRAL DRIVE	DS House	Residential	500 m ²	2024/03/26	R 15 500 000	2023/08/31	R 16 500 000	208	-6.06%	R 31 000
Erf 712, CAMPS BAY	46 ATHOLL ROAD	House	Residential	969 m ²	2024/03/25	R 16 000 000	2024/02/14	R 17 995 000	40	-11.09%	R 16 512
Erf 396, CAMPS BAY	8 THE GRANGE	DS House	Residential	814 m ²	2024/03/25	R 17 860 000	2008/09/20	R 11 750 000	5665	52.00%	R 21 941
Erf 736, CAMPS BAY	4 CRANBERRY CRESCENT	House	Residential	739 m ²	2024/03/22	R 14 322 000	2024/03/29	R 14 000 000		2.30%	R 19 380
Erf 953, CAMPS BAY	5 STRATHEARN AVENUE	House	Residential	924 m ²	2024/03/21	R 12 200 000	2023/11/20	R 14 900 000	122	-18.12%	R 13 203
Erf 695, CAMPS BAY	27 ATHOLL ROAD	House	2 Dwelling Res	1 709 m ²	2024/03/19	R 68 250 000	2024/03/20	R 72 500 000		-5.86%	R 39 936
Erf 562, CAMPS BAY	17 THE DRIVE AVENUE		Residential	653 m ²	2024/03/15	R 54 500 000					R 83 461
Erf 1481, CAMPS BAY	20 HELY HUTCHINSON AVENUE	DS House	Residential	1 064 m ²	2024/03/14	R 13 000 000	2022/09/14	R 14 500 000	547	-10.34%	R 12 218
Erf 2588, CAMPS BAY	2 GLEN BEACH		Residential	332 m ²	2024/03/10	R 4 900 000					R 14 759
Erf 1146, CAMPS BAY	69 CAMPS BAY DRIVE	House	Residential	668 m ²	2024/03/10	R 11 400 000					R 17 066
Erf 89, CAMPS BAY	5 VICTORIA ROAD	House	Residential	709 m ²	2024/03/08	R 51 000 000	2023/12/02	R 52 000 000	97	-1.92%	R 71 932
Erf 1851, CAMPS BAY	6 RONTREE CLOSE	House	Residential	994 m ²	2024/02/27	R 30 000 000	2023/12/07	R 39 000 000	82	-23.08%	R 30 181
Erf 150, CAMPS BAY	20 FIRST CRESCENT		Residential	743 m ²	2024/02/19	R 10 500 000					R 14 132
Erf 1867, CAMPS BAY	7 STERN CLOSE		Residential	1 201 m ²	2024/02/15	R 11 000 000					R 9 159
Erf 1834, CAMPS BAY	3 RONTREE AVENUE	House	Residential	977 m ²	2024/02/13	R 11 300 000	2019/03/19	R 13 995 000	1792	-19.26%	R 11 566
Erf 2476, CAMPS BAY	43 ATHOLL ROAD	House	Residential	1 237 m ²	2024/02/08	R 23 000 000	2023/05/02	R 29 500 000	282	-22.03%	R 18 593
Erf 1135, CAMPS BAY	17 FINCHLEY ROAD	House	2 Dwelling Res	825 m ²	2024/02/07	R 10 400 000	2010/11/28	R 5 995 000	4819	73.48%	R 12 606
Erf 3228, CAMPS BAY	21A CENTRAL DRIVE	DS Semi	Residential	527 m ²	2024/01/30	R 1 850 000	2015/01/11	R 11 000 000	3306	-83.18%	R 3 510
Erf 3244, CAMPS BAY	14 CRAMOND ROAD	DS House	Vacant land	471 m ²	2024/01/29	R 7 700 000					R 16 348
Erf 1617, CAMPS BAY	24 FRANCOLIN ROAD	DS House	Residential	1 088 m ²	2024/01/25	R 13 500 000	2023/01/30	R 14 200 000	360	-4.93%	R 12 408
Erf 742, CAMPS BAY	45 GENEVA DRIVE	DS House	Residential	867 m ²	2024/01/18	R 20 000 000	2009/10/25	R 6 995 000	5198	185.92%	R 23 068
Erf 710, CAMPS BAY	34 ATHOLL ROAD	House	Residential	1 041 m ²	2024/01/12	R 15 900 000	2023/10/23	R 15 950 000	81	-0.31%	R 15 274
Erf 1306, CAMPS BAY	42 ROTTINGDEAN ROAD	House	Residential	595 m ²	2024/01/10	R 13 500 000	2023/10/23	R 16 500 000	79	-18.18%	R 22 689
Erf 1211, CAMPS BAY	18 HOVE ROAD	House	Vacant land	837 m ²	2024/01/09	R 11 900 000	2022/04/22	R 11 000 000	627	8.18%	R 14 217
Erf 3207, CAMPS BAY	109B VICTORIA ROAD	TS House	Residential	347 m ²	2024/01/04	R 30 000 000	2022/09/30	R 34 995 000	461	-14.27%	R 86 455
Erf 993, CAMPS BAY	32 GENEVA DRIVE	DS House	Residential	876 m ²	2024/01/01	R 14 995 000	2020/11/02	R 13 995 000	1155	7.15%	R 17 118

No of sales:	62	Average price:	R 21 722 048	Average R/m²:	R 25 720
Total spend:	R 1 346 767 000	Median price:	R 15 700 000	Average Days on Market:	132 (Based on last 12 months sales)



Harcourts Atlantic - Camps Bay Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
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
Erf 548, CLIFTON	222 KLOOF ROAD	TS House	2 Dwelling Res	1 059 m ²	2024/06/21	R 66 000 000	2024/06/01	R 70 000 000	20	-5.71%	R 62 323
Erf 458, CLIFTON	70 FOURTH BEACH	House	Residential	465 m ²	2024/06/01	R 59 950 000	2019/03/06	R 59 950 000	1914		R 128 925
Erf 575, CLIFTON	23 VICTORIA ROAD	House	Block of Flats	1 652 m ²	2024/05/28	R 62 100 000					R 37 591
Erf 530, CLIFTON	17B VICTORIA ROAD	DS House	Residential	602 m ²	2024/04/22	R 26 000 000	2024/02/01	R 30 000 000	81	-13.33%	R 43 189
Erf 352, CLIFTON	163 KLOOF ROAD		Residential	2 181 m ²	2024/04/21	R 120 000 000					R 55 021
Erf 388, CLIFTON	18 THIRD BEACH	House	Residential	366 m ²	2024/04/08	R 46 000 000	2022/09/24	R 50 000 000	562	-8.00%	R 125 683
Erf 503, CLIFTON	2 SECOND BEACH ROAD	House	Residential	272 m ²	2024/03/08	R 26 250 000	2023/06/27	R 32 000 000	255	-17.97%	R 96 507
Erf 436, CLIFTON	55 FOURTH BEACH WAY	DS House	Residential	371 m ²	2024/03/06	R 19 000 000	2012/08/19	R 19 500 000	4217	-2.56%	R 51 213
Erf 424, CLIFTON	49 FOURTH BEACH	Bungalow	Residential	369 m ²	2024/03/01	R 37 500 000	2023/05/08	R 37 500 000	298		R 101 626
Erf 485, CLIFTON	90 THE RIDGE		Residential	568 m ²	2024/02/08	R 20 000 000					R 35 211
No of sales: 12 Average price: R 44 289 583 Average R/m²: R 61 138 Total spend: R 531 475 000 Median price: R 38 587 500 Average Days on Market: 164 (Based on last 12 months sales)											
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
Erf 9806, CAPE TOWN	151 WATERKANT STREET		Residential	93 m ²	2024/06/07	R 39 100 000	2019/12/23	R 9 950 000	1628	292.96%	4 properties on Title Deed
Erf 624, CAPE TOWN	1 LOADER STREET		Residential	211 m ²	2024/03/05	R 11 300 000					R 53 555
Erf 425, CAPE TOWN	143 WATERKANT STREET		Residential	179 m ²	2024/02/03	R 15 300 000					R 85 475
No of sales: 3 Average price: R 11 233 333 Average R/m²: R 74 229 Total spend: R 33 700 000 Median price: R 11 300 000											
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



Harcourts Atlantic - Camps Bay
Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
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
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
Erf 1903, FRESNAYE	4B AVENUE ST LOUIS	DS House	Residential	489 m ²	2024/06/25	R 19 500 000	2024/05/23	R 22 995 000	33	-15.20%	R 39 877
Erf 862, FRESNAYE	26 AVENUE NORMANDIE	House	Residential	381 m ²	2024/06/24	R 11 000 000					R 28 871
Erf 1014, FRESNAYE	14 AVENUE DRELINGCOURT	House	Residential	456 m ²	2024/06/19	R 10 250 000	2024/06/20	R 10 900 000		-5.96%	R 22 478
Erf 1410, FRESNAYE	8 DES HUGUENOTS AVENUE		Residential	924 m ²	2024/05/28	R 13 800 000					R 14 935
Erf 192, FRESNAYE	30 AVENUE DE LONGUEVILLE		Residential	375 m ²	2024/04/27	R 9 999 000					R 26 664
Erf 1076, FRESNAYE	53 AVENUE DISANDT	DS House		598 m ²	2024/04/18	R 20 000 000	2024/02/09	R 24 500 000	69	-18.37%	R 33 445
Erf 712, FRESNAYE	32 AVENUE FRESNAYE	TS House	Residential	451 m ²	2024/04/13	R 21 250 000	2023/06/06	R 24 999 999	312	-15.00%	R 47 118
Erf 1942, FRESNAYE	9A AVENUE DEAUVILLE	House	Residential	613 m ²	2024/04/12	R 11 000 000	2023/02/27	R 11 995 000	410	-8.30%	R 17 945
Erf 1324, FRESNAYE	240 OCEAN VIEW DRIVE	House	Residential	629 m ²	2024/04/03	R 45 900 000	2021/10/17	R 49 950 000	899	-8.11%	R 72 973
Erf 275, FRESNAYE	9 DISANDT AVENUE	House	Residential	924 m ²	2024/03/24	R 18 850 000	2017/06/30	R 16 950 000	2459	11.21%	R 20 400
Erf 53, FRESNAYE	11A AVENUE BRITTANY		Residential	259 m ²	2024/03/20	R 8 400 000					R 32 432
Erf 1029, FRESNAYE	256 HIGH LEVEL ROAD	House	Residential	642 m ²	2024/03/06	R 14 580 000	2024/01/30	R 16 200 000	36	-10.00%	R 22 710
Erf 1390, FRESNAYE	48 AVENUE LA CROIX	DS House	Residential	476 m ²	2024/02/13	R 15 700 000	2023/09/04	R 17 950 000	162	-12.53%	R 32 983
Erf 1643, FRESNAYE	1 AVENUE ST JAMES	House		765 m ²	2024/02/12	R 21 225 000	2023/12/13	R 22 000 000	61	-3.52%	R 27 745
Erf 1531, FRESNAYE	37 ARCADIA ROAD		Residential	622 m ²	2024/02/09	R 19 500 000					R 31 350
Erf 1771, FRESNAYE	32 AVENUE ALEXANDRA	DS House		1 477 m ²	2024/02/05	R 45 000 000	2016/03/09	R 150 000 000	2889	-70.00%	R 30 467
Erf 2050, FRESNAYE	15 AVENUE ST LOUIS	DS House	Residential	753 m ²	2024/02/02	R 25 000 000					R 33 201
Erf 1037, FRESNAYE	9 AVENUE DE BERRANGE	House	Residential	763 m ²	2024/01/19	R 12 000 000					R 15 727
No of sales:	27	Average price:	R 18 944 593	Average R/m²:	R 31 806						
Total spend:	R 511 504 000	Median price:	R 14 580 000	Average Days on Market:	98 (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



Harcourts Atlantic - Camps Bay
Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
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
Erf 322, CAPE TOWN	61 LOADER STREET	TS House	Residential	79 m ²	2024/06/26	R 5 500 000					R 69 620
Erf 1632, GREEN POINT	7 CROXTETH ROAD	DS Semi	Residential	145 m ²	2024/06/05	R 6 700 000	2024/05/30	R 6 700 000	6		R 46 207
Erf 1619, GREEN POINT	21 LEINSTER ROAD	Semi	Residential	168 m ²	2024/05/29	R 6 150 000	2024/04/16	R 6 500 000	43	-5.38%	R 36 607
Erf 1645, GREEN POINT	18 SYDNEY STREET	Semi	Residential	107 m ²	2024/05/25	R 4 850 000	2024/05/17	R 4 995 000	8	-2.90%	R 45 327
Erf 2169, GREEN POINT	91 OCEAN VIEW DRIVE	House	Residential	270 m ²	2024/05/07	R 9 000 000					R 33 333
Erf 1361, GREEN POINT	37 OCEAN VIEW DRIVE	TS House	Residential	512 m ²	2024/05/07	R 10 000 000					R 19 531
Erf 74, CAPE TOWN	8 BEAUMONT COTTAGES		Residential	99 m ²	2024/05/07	R 3 750 000	2015/06/14	R 2 999 000	3250	25.04%	R 37 879
Erf 154979, CAPE TOWN	75 LOADER STREET	DS Semi	Residential	98 m ²	2024/05/05	R 7 000 000	2021/03/26	R 7 795 000	1136	-10.20%	R 71 429
Erf 301, CAPE TOWN	26 LOADER STREET	House	Residential	160 m ²	2024/05/03	R 8 400 000					R 52 500
Erf 1701, GREEN POINT	6 CROXTETH ROAD	DS Semi	Residential	142 m ²	2024/04/26	R 5 550 000	2024/03/31	R 6 200 000	26	-10.48%	R 39 085
Erf 1959, GREEN POINT	11 CLYDE ROAD	DS Twnhse	Residential	114 m ²	2024/03/28	R 4 000 000	2012/05/27	R 2 795 000	4323	43.11%	R 35 088
Erf 34, GREEN POINT	74 SPRINGBOK ROAD		2 Dwelling Res	545 m ²	2024/03/20	R 9 500 000					R 17 431
Erf 2183, GREEN POINT	38 OCEAN VIEW DRIVE	House	Residential	407 m ²	2024/03/06	R 17 950 000	2024/03/01	R 18 900 000	5	-5.03%	R 44 103
Erf 828, GREEN POINT	13 RAVENCRAIG ROAD	DS House	Residential	438 m ²	2024/03/04	R 7 000 000	2022/05/13	R 7 995 000	661	-12.45%	R 15 982
Erf 340, GREEN POINT	10 BRAEMAR ROAD		Residential	495 m ²	2024/03/01	R 8 750 000					R 17 677
Erf 2219, GREEN POINT	53 JOUBERT ROAD	House	2 Dwelling Res	364 m ²	2024/02/19	R 8 150 000					R 22 390
Erf 661, GREEN POINT	12 TORBAY ROAD	Semi	Residential	144 m ²	2024/02/18	R 3 775 000	2024/02/15	R 3 750 000	3	0.67%	R 26 215
Erf 2112, GREEN POINT	20 VESPERDENE ROAD		Residential	242 m ²	2024/02/14	R 4 700 000	2023/01/27	R 5 600 000	383	-16.07%	R 19 421
Erf 118, GREEN POINT	117 HIGH LEVEL ROAD	House	Residential	239 m ²	2024/02/14	R 4 250 000	2023/12/08	R 4 700 000	68	-9.57%	R 17 782
Erf 1631, GREEN POINT	9 CROXTETH ROAD	DS Semi	Residential	145 m ²	2024/02/13	R 6 500 000					R 44 828
Erf 1634, GREEN POINT	3 CROXTETH ROAD	House	Residential	143 m ²	2024/01/31	R 5 700 000	2023/05/04	R 5 995 000	272	-4.92%	R 39 860
Erf 1620, GREEN POINT	1C CHEVIOT PLACE	House	Residential	201 m ²	2024/01/30	R 6 450 000	2009/08/16	R 2 395 000	5280	169.31%	R 32 090
Erf 341, GREEN POINT	12 BRAEMAR ROAD	House	Residential	545 m ²	2024/01/27	R 8 500 000	2023/12/16	R 8 750 000	42	-2.86%	R 15 596
Erf 274, GREEN POINT	1 CHEPSTOW ROAD	House	2 Dwelling Res	632 m ²	2024/01/26	R 16 000 000	2009/10/16	R 18 500 000	5215	-13.51%	R 25 316
Erf 2006, GREEN POINT	103 HIGH LEVEL ROAD	House	Residential	257 m ²	2024/01/20	R 5 500 000	2023/07/27	R 5 950 000	177	-7.56%	R 21 401
Erf 2061, GREEN POINT	30 CLYDEBANK ROAD	DS Semi	Residential	114 m ²	2024/01/14	R 5 250 000	2023/11/17	R 5 500 000	58	-4.55%	R 46 053
Erf 9724, CAPE TOWN	98 WATERKANT STREET		Residential	67 m ²	2024/01/08	R 7 800 000					R 116 418



Harcourts Atlantic - Camps Bay Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
No of sales: 37 Average price: R 7 495 946 Average R/m²: R 28 106 Total spend: R 277 350 000 Median price: R 6 700 000 Average Days on Market: 88 (Based on last 12 months sales)											
Suburb: LLANDUDNO											
Erf 1888, HOUT BAY	20 FISHERMANS BEND	DS House	Residential	991 m ²	2024/04/19	R 38 000 000	2024/01/22	R 42 000 000	88	-9.52%	R 38 345
Erf 2010, HOUT BAY	13 APOSTLE ROAD	House	Residential	1 023 m ²	2024/03/18	R 44 000 000	2023/12/02	R 44 000 000	107		R 43 011
Erf 12666, HOUT BAY	15 SUNSET CLOSE		2 Dwelling Res	700 m ²	2024/03/01	R 10 575 000					R 15 107
Erf 10058, HOUT BAY	82 LLANDUDNO ROAD	DS House	Residential	438 m ²	2024/03/01	R 19 000 000	2022/08/04	R 24 000 000	575	-20.83%	R 43 379
Erf 1376, HOUT BAY	15 MAORI ROAD	House	Residential	745 m ²	2024/02/12	R 21 000 000	2024/02/16	R 22 000 000		-4.55%	R 28 188
Erf 1867, HOUT BAY	5 SANDY BAY ROAD	DS House		1 095 m ²	2024/01/27	R 39 250 000	2024/01/03	R 44 000 000	24	-10.80%	R 35 845
Erf 2006, HOUT BAY	11 LLANDUDNO ROAD	House	Residential	1 037 m ²	2024/01/08	R 26 500 000					R 25 554
No of sales: 7 Average price: R 28 332 143 Average R/m²: R 32 895 Total spend: R 198 325 000 Median price: R 26 500 000 Average Days on Market: 73 (Based on last 12 months sales)											
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
Erf 943, SEA POINT EAST	10 TRAFALGAR SQUARE	House	Residential	442 m ²	2024/06/22	R 6 200 000	2024/04/15	R 7 495 000	68	-17.28%	R 14 027
Erf 1494, SEA POINT EAST	17 UPPER DEANE ROAD	Semi	Residential	117 m ²	2024/06/07	R 39 100 000					4 properties on Title Deed
Erf 360, SEA POINT EAST	29 OLDFIELD ROAD		2 Dwelling Res	372 m ²	2024/06/07	R 39 100 000	2009/08/09	R 2 995 000	5416	1205.51%	4 properties on Title Deed
Erf 948, SEA POINT EAST	37 ARTHURS ROAD	House	Residential	310 m ²	2024/05/15	R 4 550 000	2024/04/21	R 5 250 000	24	-13.33%	R 14 677
Erf 1191, SEA POINT EAST	12 FRIARS ROAD		Residential	23 m ²	2024/05/09	R 11 750 000					2 properties on Title Deed
Erf 857, SEA POINT EAST	12 FRIARS ROAD		Residential	540 m ²	2024/05/09	R 11 750 000					2 properties on Title Deed
Erf 1459, SEA POINT EAST	9 UPPER DEANE ROAD	DS House	Residential	100 m ²	2024/05/07	R 5 850 000	2024/03/02	R 5 999 000	66	-2.48%	R 58 500
Erf 233, SEA POINT EAST	3 ILKLEY CRESCENT	DS House		428 m ²	2024/05/05	R 7 000 000	2024/04/18	R 6 000 000	17	16.67%	R 16 355



Harcourts Atlantic - Camps Bay Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
Erf 1617, SEA POINT EAST	58 OCEAN VIEW DRIVE	DS House	Residential	478 m ²	2024/04/20	R 13 650 000	2024/03/17	R 14 350 000	34	-4.88%	R 28 556
Erf 744, SEA POINT EAST	16 HEATHFIELD ROAD	DS House	Residential	230 m ²	2024/04/19	R 5 000 000	2020/10/23	R 5 495 000	1274	-9.01%	R 21 739
Erf 1087, SEA POINT EAST	11 BATTERY CRESCENT	Block of flats	Block of Flats	529 m ²	2024/04/12	R 6 200 000	2024/04/15	R 6 500 000		-4.62%	R 11 720
Erf 1379, SEA POINT EAST	3 HOLMFIRTH ROAD	Share block	Block of Flats	954 m ²	2024/04/08	R 22 614 000					R 23 704
Erf 413, SEA POINT EAST	5 MOUNT NELSON ROAD		Residential	167 m ²	2024/03/26	R 5 300 000					R 31 737
Erf 363, FRESNAYE	22 GORLESTON ROAD	House	Residential	302 m ²	2024/03/16	R 11 500 000	2018/10/13	R 5 950 000	1981	93.28%	R 38 079
Erf 937, SEA POINT EAST	16 TRAFALGAR SQUARE	House	Residential	269 m ²	2024/03/04	R 7 900 000	2024/02/28	R 7 900 000	5		R 29 368
Erf 326, SEA POINT EAST	23 BICKLEY ROAD	House	Residential	810 m ²	2024/03/01	R 13 400 000	2024/02/29	R 13 400 000	1		R 16 543
Erf 1765, SEA POINT EAST	1A CLIFFORD ROAD	DS House	Residential	158 m ²	2024/02/29	R 7 100 000	2018/09/03	R 8 495 000	2005	-16.42%	R 44 937
Erf 1540, SEA POINT EAST	12 EDWARD ROAD	Townhouse		130 m ²	2024/02/29	R 4 000 000	2023/04/17	R 5 250 000	318	-23.81%	R 30 769
Erf 799, SEA POINT EAST	10 THE GLEN		Residential	343 m ²	2024/02/19	R 4 643 000					2 properties on Title Deed
Erf 798, SEA POINT EAST	10 THE GLEN		Residential	58 m ²	2024/02/19	R 4 643 000					2 properties on Title Deed
Erf 797, SEA POINT EAST	12 THE GLEN		Residential	384 m ²	2024/02/19	R 4 643 000					R 12 091
Erf 960, FRESNAYE	5 AVENUE ST BARTHOLOMEW	House	Residential	461 m ²	2024/02/12	R 9 500 000	2023/01/09	R 9 500 000	399		R 20 607
Erf 1448, SEA POINT EAST	4 DONKIN LANE	House		225 m ²	2024/01/31	R 5 050 000	2023/06/06	R 5 995 000	239	-15.76%	R 22 444
Erf 479, SEA POINT EAST	10 ROSEDENE ROAD	Semi	Residential	178 m ²	2024/01/22	R 4 900 000	2023/10/19	R 5 400 000	95	-9.26%	R 27 528
Erf 359, SEA POINT EAST	27 OLDFIELD ROAD	House	Residential	427 m ²	2024/01/22	R 5 250 000	2023/12/11	R 5 450 000	42	-3.67%	R 12 295
Erf 1066, SEA POINT EAST	173 HIGH LEVEL ROAD	Block of flats	Block of Flats	595 m ²	2024/01/18	R 12 000 000					R 20 168

No of sales: 27 **Average price:** R 8 044 519 **Average R/m²:** R 21 334
Total spend: R 217 202 000 **Median price:** R 6 200 000 **Average Days on Market:** 76 (Based on last 12 months sales)

Suburb: SEA POINT WEST

Erf 669, SEA POINT WEST	24 WISBEACH ROAD	DS House	Hospitality	357 m ²	2024/06/10	R 15 500 000					R 43 417
Erf 672, SEA POINT WEST	22 WISBEACH ROAD		Residential	332 m ²	2024/06/05	R 7 250 000					R 21 837
Erf 1113, SEA POINT WEST	20 WISBEACH ROAD	House	Residential	263 m ²	2024/05/16	R 10 500 000					R 39 924
Erf 1107, SEA POINT WEST	18 WISBEACH ROAD		Residential	314 m ²	2024/05/10	R 7 500 000	2020/11/10	R 4 995 000	1277	50.15%	R 23 885

No of sales: 4 **Average price:** R 10 187 500 **Average R/m²:** R 32 188
Total spend: R 40 750 000 **Median price:** R 9 000 000

Suburb: THE WATERFRONT

There are no sales matching the selection criteria

Suburb: THREE ANCHOR BAY



Harcourts Atlantic - Camps Bay
Joshua Parsons



E-mail: joshua.parsons@harcourts.co.za
Cell: 076 803 1207

Tel: 021 437 0013

Property	Address	Type	Usage	Extent	Sale Date	Sale Price	List Date	List Price	Days on Market	Change in Price	R/m ²
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
Erf 942, GREEN POINT	10 SCHOLTZ ROAD		Residential	760 m ²	2024/06/28	R 12 000 000					R 15 789
Erf 1036, SEA POINT WEST	7 PENARTH ROAD	Block of flats	Block of Flats	1 036 m ²	2024/06/04	R 53 000 000					R 51 158
Erf 1787, GREEN POINT	5 ST MARTINS ROAD, ANTRIM TERRACE		Residential	172 m ²	2024/05/23	R 10 637 500					R 61 846
Erf 1783, GREEN POINT	3 LEINSTER TERRACE	DS Semi	Residential	159 m ²	2024/04/29	R 6 400 000	2017/08/19	R 5 580 000	2445	14.70%	R 40 252
Erf 62, SEA POINT EAST	1 BLACKHEATH ROAD	House	Residential	258 m ²	2024/03/12	R 5 100 000	2023/11/24	R 5 250 000	109	-2.86%	R 19 767
Erf 954, GREEN POINT	5 HATFIELD ROAD	House	Residential	598 m ²	2024/02/21	R 11 000 000	2009/12/20	R 4 250 000	5176	158.82%	R 18 395
Erf 906, GREEN POINT	8 HILL ROAD		Residential	350 m ²	2024/02/14	R 3 500 000					R 10 000
Erf 1024, GREEN POINT	10 WALTER ROAD	House	Residential	303 m ²	2024/02/09	R 7 850 000	2023/09/13	R 7 950 000	149	-1.26%	R 25 908

No of sales:	9	Average price:	R 12 887 500	Average R/m²:	R 29 245
Total spend:	R 115 987 500	Median price:	R 7 850 000	Average Days on Market:	128 (Based on last 12 months sales)

Total for all suburbs:					
No of sales:	206	Average price:	R 18 706 116	Average R/m²:	R 31 948
Total spend:	R 3 853 459 840	Median price:	R 11 627 170	Average Days on Market:	105 (Based on last 12 months sales)

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