

Heathfield Property Price Report

What homes are **really** selling for — verified Deeds Office transfer data.

SOLD DATA REGISTERED IN THE 12 MONTHS TO JUNE 2026 · UPDATED JUNE 2026

Asking prices are easy to find. What homes actually sell for is the number that matters. This report is built from registered Deeds Office sales in Heathfield over the past 12 months to June 2026, with full title and sectional title kept separate.

FULL TITLE	freehold houses
MEDIAN SOLD PRICE	
R2,025,000	
Typical range	R1.48m – R2.81m
Registered sales	39
Median price / m ²	R5,569

SECTIONAL TITLE	flats & townhouses
MEDIAN SOLD PRICE	
R1,200,000	
Typical range	R865k – R1.78m
Registered sales	33
Median price / m ²	R19,811

— WHAT THIS MEANS

IF YOU'RE SELLING

Well-presented homes priced inside the real sold range move. Overpriced listings sit.

IF YOU'RE BUYING

Most freehold activity is R1.5m–R2m and it moves fast. Sectional title under R1m is the value entry point.

Market data tells the story — but your property's value is unique. Book a free, no-pressure valuation.

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Full Title — Registered Sales

HEATHFIELD · 39 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
14 Eleventh Road	Vacant	268	2026-03-17	R2,025,000	R7,556
44 Rochester Road	House	1,040	2026-02-18	R2,200,000	R2,115
50 Elfin Village	House	251	2026-01-26	R1,800,000	R7,171
11 Brindley Circle, Rochester Village	—	151	2026-01-20	R1,750,000	R11,589
40 Seven Oaks Road	House	400	2026-01-08	R1,500,000	R3,750
22 Siby Village	—	150	2026-01-04	R1,980,000	R13,200
37 Galway Road	Semi	301	2025-12-23	R2,400,000	R7,973
44 Seven Oaks Road	House	401	2025-12-23	R2,500,000	R6,234
46 Ashford Road	—	535	2025-11-21	R2,650,000	R4,953
19 Maidstone Road	House	490	2025-11-14	R2,800,000	R5,714
14A Elstree Road	House	437	2025-10-07	R2,850,000	R6,522
13 Ashford Road	House	467	2025-09-16	R1,800,000	R3,854
2 Portadown Road	House	500	2025-09-15	R2,595,000	R5,190
7 Chatham Road	—	401	2025-09-11	R700,000	R1,746
7 Elaine Way	House	384	2025-09-03	R3,000,000	R7,812
7 Mclean Road	Semi	379	2025-09-03	R2,380,000	R6,280
70 Ashford Road	House	438	2025-08-02	R2,500,000	R5,708
63 Station Road	House	246	2025-07-29	R1,370,000	R5,569
48 Chatham Road	House	490	2025-07-14	R2,120,000	R4,327
59 Station Road	—	490	2025-07-11	R1,550,000	R3,163
13 De Gruchy Road	DS House	399	2025-07-03	R2,950,000	R7,393
48 Elfin Village	—	197	2025-06-28	R1,660,000	R8,426
10 Churchdown Lane	—	134	2025-06-26	R1,900,000	R14,179
10 Canterbury Road	House	606	2025-06-16	R1,550,000	R2,558
56 Rochester Road	—	542	2025-06-06	R718,900	R1,326
6 Simta Village Road, Simta Village	House	160	2025-06-06	R1,600,000	R10,000
9 Station Road	House	496	2025-06-04	R1,900,000	R3,831
17 Tralee Road	House	459	2025-05-15	R2,150,000	R4,684
65 Ashford Road	House	288	2025-05-11	R2,100,000	R7,292
10 Portadown Road	House	833	2025-05-07	R3,200,000	R3,842
59 Chatham Road	House	451	2025-05-05	R2,400,000	R5,322

Full Title — Registered Sales

HEATHFIELD · 39 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
42 Rochester Road	—	682	2025-04-19	R2,600,000	R3,812
64 Rochester Road	—	158	2025-03-27	R1,410,000	R8,924
12 Seven Oaks Road	—	401	2025-03-10	R1,730,000	R4,314
3 Larne Road	—	383	2025-03-10	R2,000,000	R5,222
90 Brindley Circle, Rochester Village	—	154	2025-02-15	R1,700,000	R11,039
12 Consta Road	House	496	2025-02-10	R2,500,000	R5,040
17 Tonbridge Avenue	House	576	2024-11-02	R1,625,000	R2,821
68 Galway Road	House	308	2024-10-01	R2,195,000	R7,127

Sectional Title — Registered Sales

HEATHFIELD · 33 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
15 Austell Road	Flat	47	2026-04-01	R1,200,000	R25,532
59 Main Service Road	Flat	48	2026-02-26	R950,000	R19,792
5 Hawthorne Road	Res & Amenity	91	2026-02-16	R1,995,000	R21,923
59 Main Service Road	Flat	39	2026-01-28	R820,000	R21,026
15 Austell Road	Flat	47	2026-01-14	R1,100,000	R23,404
5 Hawthorne Road	Res & Amenity	112	2025-12-22	R2,345,000	R20,938
5 Hawthorne Road	Res & Amenity	91	2025-12-12	R1,800,000	R19,780
58 Galway Road	Flat + Garage	85 / 16	2025-12-12	R1,500,000	R17,647
59 Main Service Road	Flat	34	2025-12-08	R825,000	R24,265
14 Sol Cohen Road	Flat	94	2025-11-10	R1,000,000	R10,638
6 Galway Road	Flat + Garage	85 / 14	2025-10-30	R1,504,900	R17,705
59 Main Service Road	Flat	46	2025-10-27	R925,000	R20,109
7 Elstree Road	—	74	2025-10-23	R1,320,000	R17,838
6 Elstree Road	Res & Amenity	77	2025-09-04	R1,499,000	R19,468
58 Galway Road	Flat + Garage	85 / 16	2025-09-01	R1,250,000	R14,706
4 Southampton Road	House	90	2025-08-28	R1,690,000	R18,778
Brindley Circle, Rochester Village	Flat	53	2025-08-27	R1,050,000	R19,811
Brindley Circle, Rochester Village	Flat	53	2025-08-20	R1,250,000	R23,585
58 Galway Road	Flat	98	2025-08-15	R1,450,000	R14,796

Sectional Title — Registered Sales

HEATHFIELD · 33 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
1 Southampton Road	Maisonette	57	2025-08-14	R1,280,000	R22,456
59 Main Service Road	Flat	35	2025-08-11	R850,000	R24,286
6 Elstree Road	Res & Amenity	77	2025-08-08	R1,290,000	R16,753
58 Galway Road	Flat + Garage	98 / 16	2025-08-01	R1,500,000	R15,306
Brindley Circle, Rochester Village	Flat	50	2025-07-31	R1,200,000	R24,000
59 Main Service Road	Flat	34	2025-07-24	R780,000	R22,941
59 Main Service Road	—	48	2025-07-21	R995,000	R20,729
5 Hawthorne Road	Res & Amenity	91	2025-07-14	R1,700,000	R18,681
15 Austell Road	Flat	35	2025-05-27	R950,000	R27,143
Brindley Circle, Rochester Village	Flat	53	2025-05-12	R1,150,000	R21,698
1 De Gruchy	Res & Amenity + Garage	76 / 15	2025-04-22	R960,000	R12,632
Brindley Circle, Rochester Village	Flat	53	2025-04-03	R1,050,000	R19,811
131 Main Road	Flat + Garage	118 / 17	2025-01-20	R2,065,000	R17,500
6 Galway Road	Flat + Garage	85 / 14	2024-06-07	R1,200,000	R14,118

Prices reflect registered sales in Heathfield for the 12 months to June 2026 and are a general market guide, not a valuation of any specific property. Recent sales may still be registering, so the most recent months are not yet complete. Source: Deeds Office transfer data. No owner details are shown.