

Southfield 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 Southfield over the past 12 months to June 2026, with full title and sectional title kept separate.

FULL TITLE	freehold houses
MEDIAN SOLD PRICE	
R2,150,000	
Typical range	R1.54m – R2.62m
Registered sales	57
Median price / m ²	R4,709

SECTIONAL TITLE	flats & townhouses
MEDIAN SOLD PRICE	
R950,000	
Typical range	R782k – R1.23m
Registered sales	20
Median price / m ²	R17,562

— WHAT THIS MEANS

IF YOU'RE SELLING

Well-positioned homes in Southfield that are priced right move — buyers are active and watching closely.

IF YOU'RE BUYING

Freehold stock offers solid value in the southern suburbs range. Sectional title is a strong entry point under R1.2m.

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

SOUTHFIELD · 57 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
30 Seaton Street	House	496	2026-03-01	R2,650,000	R5,343
51 Tramore Road	House	445	2026-03-14	R2,600,000	R5,843
25 Monty Road	—	496	2025-05-28	R975,000	R1,966
29 Sovereign Street	—	120	2024-10-10	R350,000	R2,917
4 Monty Road	—	538	2025-10-22	R2,150,000	R3,996
53a Berzig Street	House	257	2026-02-27	R2,100,000	R8,171
5 Flambor Road	—	241	2025-04-22	R2,345,000	R9,730
5a Flambor Road	—	255	2025-06-03	R2,300,000	R9,020
14 Dalbor Road	—	357	2025-12-09	R2,550,000	R7,143
10 Langenhoven Street	House	496	2025-12-27	R2,900,000	R5,847
30 Gull Close	DS House	357	2026-02-04	R2,450,000	R6,863
24 Hanley Street	—	224	2025-12-13	R1,900,000	R8,482
3 Sovereign Street	House	446	2026-01-22	R2,100,000	R4,709
18 Baartmans Street	House	495	2025-11-30	R2,900,000	R5,859
36 Dirkie Uys Street	House	485	2025-12-16	R2,100,000	R4,330
6 Leonard Street	—	495	2025-10-20	R2,425,000	R4,899
18 Werda Street	House	496	2025-11-06	R2,260,000	R4,556
13 Leonard Street	House	484	2025-12-12	R2,500,000	R5,165
84c Tramore Road	House	268	2025-11-11	R1,930,000	R7,201
26 Hanley Street	—	222	2025-06-09	R1,830,000	R8,243
12 Queens Close	House	198	2025-11-02	R1,520,000	R7,677
24 Delarey Street	House	496	2025-09-30	R2,000,000	R4,032
10 Queens Close	—	198	2025-06-30	R1,170,750	R5,913
26 Baartmans Street, Chanta Clair	—	119	2025-08-19	R1,550,000	R13,025
146 De Waal Road	—	661	2025-08-05	R2,300,000	R3,480
5 Prince William Street	—	200	2025-07-17	R1,550,000	R7,750
20 Flintdale Road	—	595	2025-09-18	R2,350,000	R3,950
161 De Waal Road	House	436	2025-08-19	R2,260,000	R5,183
12 Kingsway Road	—	200	2025-08-01	R1,700,000	R8,500
17 Monty Road	—	496	2025-06-03	R1,850,000	R3,730
21 Kingsway Road	—	225	2025-02-12	R1,795,000	R7,978

Full Title — Registered Sales

SOUTHFIELD · 57 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
3 Elrin Road	House	698	2025-07-17	R2,800,000	R4,011
22 Murdine Street	—	496	2025-04-11	R2,300,000	R4,637
6 Bernard Avenue	—	496	2025-07-10	R2,125,000	R4,284
6 Garda Road	House	694	2025-06-27	R2,400,000	R3,458
7 Flambor Road	—	495	2025-08-11	R2,750,000	R5,556
2 Prince Charles Road	House	511	2025-07-22	R2,000,000	R3,914
14 Wolmarans Road	House	496	2025-07-02	R2,040,000	R4,113
73a Tramore Road	House	231	2025-08-06	R2,000,000	R8,658
28 Dalbor Road	—	397	2025-04-29	R1,630,000	R4,106
2 Avocet Street	—	1063	2025-07-12	R2,600,000	R2,446
15 Kingsway Road	—	203	2025-06-22	R1,650,000	R8,128
46 Victoria Road	House	476	2024-08-14	R1,500,000	R3,151
2 Renee Avenue	—	557	2025-06-09	R1,925,000	R3,456
11 Louis Trichardt Street	—	495	2025-04-22	R2,075,000	R4,192
1 Paul Kruger Street	House	386	2025-04-30	R2,000,000	R5,181
2 Gull Road	—	608	2025-05-02	R2,300,000	R3,783
25 Werda Street	House	496	2025-01-18	R2,500,000	R5,040
11 Malgas Street	—	625	2025-03-20	R2,300,000	R3,680
15 Garda Road	House	625	2025-04-04	R2,400,000	R3,840
10 Leonard Street	House	495	2025-03-18	R2,450,000	R4,949
1 Dirkie Uys Street	House	815	2025-01-20	R2,350,000	R2,883
53 Seaton Street	House	893	2025-04-10	R3,200,000	R3,583
114 De Waal Road	House	478	2025-01-29	R2,150,000	R4,498
20 Kingsway Road	House	200	2025-04-08	R1,500,000	R7,500
16 Baartmans Street	House	496	2025-04-02	R2,250,000	R4,536
2 Crane Road	House	608	2025-03-20	R2,525,000	R4,153

Sectional Title — Registered Sales

SOUTHFIELD · 20 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
3 Mynderd Street	Flat	56	2026-01-14	R1,199,000	R21,411

Sectional Title — Registered Sales

SOUTHFIELD · 20 SALES

ADDRESS	TYPE	EXTENT M ²	SALE DATE	SALE PRICE	R/M ²
109 Victoria Road	Maisonette	86	2025-11-25	R1,525,000	R17,733
32 Lourier Street	Flat	69	2026-02-16	R1,225,000	R17,754
106 Victoria Road	Res & Amenity	71	2026-01-07	R800,000	R11,268
1 Prince William Street	Flat	52	2026-01-05	R940,000	R18,077
7 Mynderd Street	Flat	84	2025-11-04	R1,200,000	R14,286
1 Prince William Street	Flat	52	2025-10-01	R950,000	R18,269
32 Lourier Street	Flat	69	2025-11-24	R1,200,000	R17,391
2 Louis Trichardt Street	Flat	57	2025-10-16	R1,200,000	R21,053
1 Prince William Street	Flat	52	2025-08-25	R950,000	R18,269
9 Murdine Street	Flat	56	2025-04-09	R950,000	R16,964
2 Louis Trichardt Street	Flat	58	2025-04-26	R1,250,000	R21,552
1 Prince William Street	Flat	52	2025-06-27	R800,000	R15,385
5 Murdine Street	Flat	40	2025-02-06	R625,000	R15,625
23-23a Prince William Street	Flat	43	2025-04-18	R840,000	R19,535
1 Prince William Street	Flat	52	2025-06-25	R855,000	R16,442
49-49a Prince Henry Crescent	Flat	43	2025-02-19	R595,000	R13,837
1 Prince William Street	Flat	52	2025-05-09	R885,000	R17,019
2 Louis Trichardt Street	Flat	57	2025-03-27	R1,175,000	R20,614
6 Wepener Street	Maisonette	76	2025-03-12	R1,200,000	R15,789

Prices reflect registered sales in Southfield 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.