

12 Protea Place

Houghton Estate, Gauteng

Report ID: SAMPLE-PROP-001
Generated: 26 April 2026

PROPERTY DETAILS

Property Type	FREEHOLD	Legal Description	Erf 2741, Houghton Estate, City of Johannesburg Metropolitan Municipality, Gauteng
Municipality	City of Johannesburg		
Town	Houghton	Coordinates	-26.148000, 28.072800
Province	Gauteng		
ERF Number	2741		

REGISTERED SIZE

812 m²

CADASTRAL SIZE

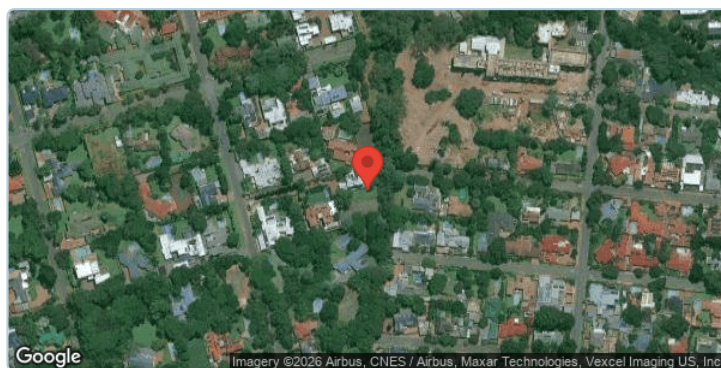
798 m²

LAST SALE PRICE

R 4,800,000

LAST SALE DATE

2021/03/15



Coordinates: -26.148000, 28.072800

OWNER DETAILS

	Name	ID / Reg No	Title Deed No	Marital Status	Share
1	Legal Entity	81**/0**7	T24681/2021	Married (ANC)	1/2
2	Legal Entity	83**/0**4	T24681/2021	Married (ANC)	1/2

BOND DETAILS

Bond Holder	Bond Amount	Registration Date	Bond No
ABSA Bank	R 3,840,000	2021/05/28	B12734/2021

TRANSFER HISTORY

2021	SALE PRICE R 4,800,000 REG: 2021/05/28	BUYER Legal Entity SELLER Legal Entity	TITLE DEED T24681/2021
2015	SALE PRICE R 3,200,000 REG: 2016/02/15	BUYER Legal Entity SELLER Legal Entity	TITLE DEED T8842/2016

STREET TRANSFER HISTORY

Buyer	Seller	Purchase Date	Reg Date	Purchase Price	Street	Erf Portion	Unit	Scheme
Legal Entity	Legal Entity	2024/11/08	2025/01/17	R 4,950,000	Protea Place 14	2742 0		
Legal Entity	Legal Entity	2024/10/15	2024/12/18	R 5,200,000	Thornton Road 8	2698 0		
Legal Entity	Legal Entity	2024/08/22	2024/11/05	R 5,800,000	Westcliff Drive 27	2814 0		

MUNICIPAL VALUATION

Municipal Value	R 4,200,000	Valuation Year	2025
Rates (per month)	R 3,850	Usage Category	RESIDENTIAL
Rating Period	2025/2026	Usage	RESIDENTIAL

TRANSFER SUMMARY (LAST 3 MONTHS)

MINIMUM PRICE R 3,200,000	MAXIMUM PRICE R 8,500,000	TOTAL TRANSFERS 47
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SERVITUDES

Type	Ease Type	Reference	Area (m²)
Right of Way Urban	URBAN	187/2001001	1240.50

COMPARABLE ANALYSIS

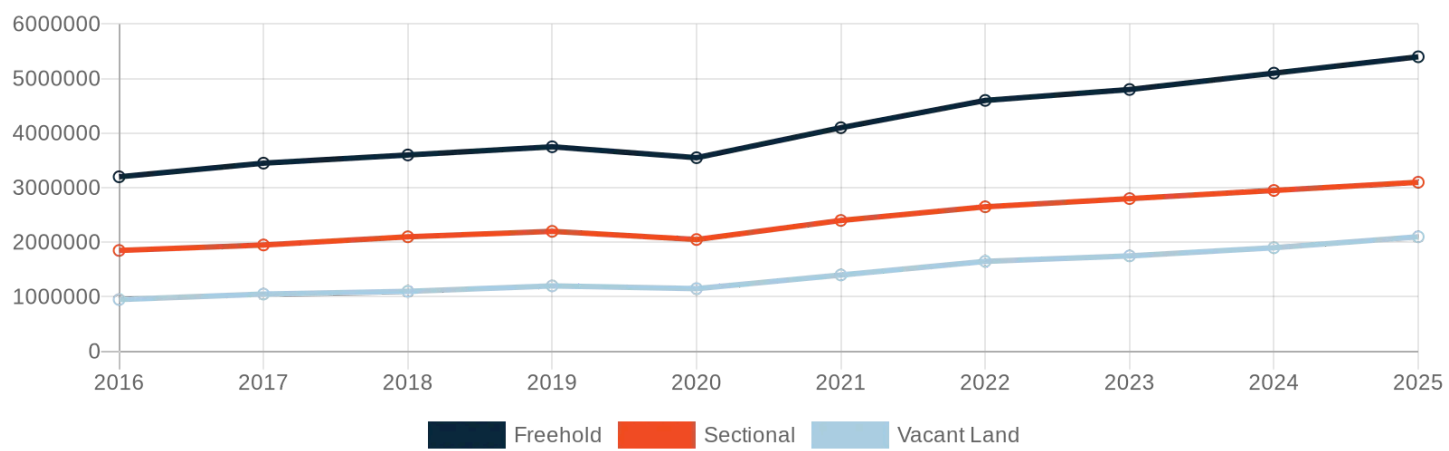
Average comparable price: R 4,875,000



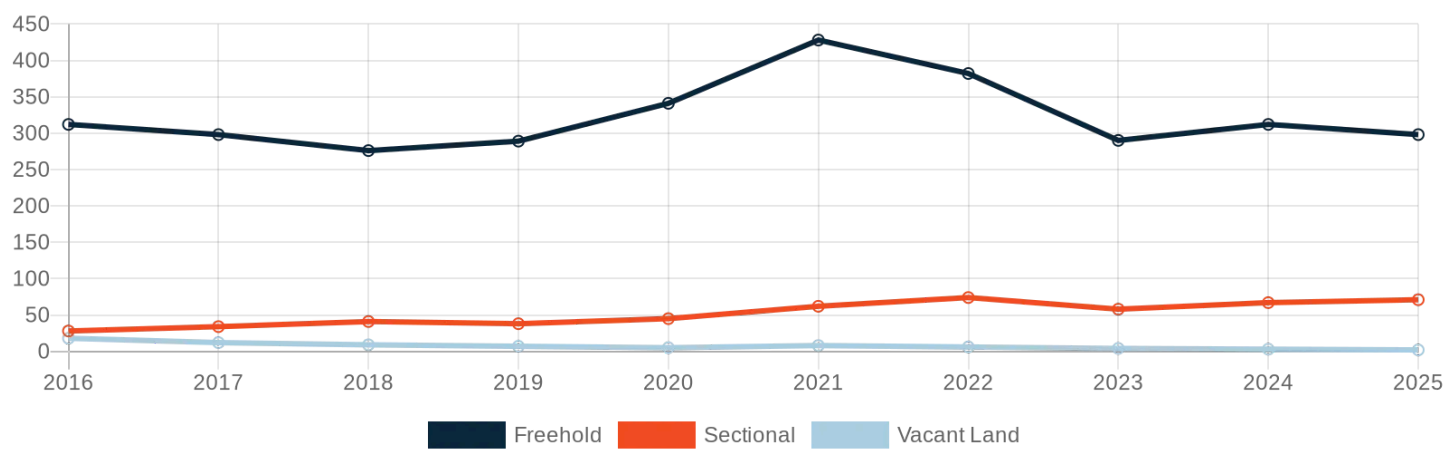
#	Address / Scheme	Erf Portion	Dist (m)	Sale Date	Reg Date	Size (m²)	Roof (m²)	Sale Price	Bed	Bath	Gar
1	14 Protea Place	2742 0	25	2024/11/08	2025/01/17	798	420	R 4,950,000	4	3	2
2	8 Thornton Road	2698 0	180	2024/10/15	2024/12/18	850	480	R 5,200,000	5	3	2
3	3 Jacaranda Lane	2651 0	320	2025/02/03	N/A	720	390	R 4,650,000	4	2	2
4	27 Westcliff Drive	2814 0	540	2024/08/22	2024/11/05	1,020	560	R 5,800,000	5	4	3
5	19 Linden Road	2623 0	680	2024/12/01	2025/02/15	680	360	R 4,450,000	3	2	2

SUBURB TRENDS

Median Price



Number of Registrations



Note: Data reflects trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been excluded.

AMENITIES & POINTS OF INTEREST

FILLING STATIONS

Engen Houghton	0.8 km
BP Oxford Road	1.2 km
Shell Rosebank	1.9 km

POLICE

Norwood Police Station	1.8 km
Hillbrow Police Station	3.2 km

TERTIARY

University of Witwatersrand	2.3 km
Rosebank College	1.7 km
AFDA Film School	3.1 km

PUBLIC TRANSPORT

Rosebank Gautrain Station	1.8 km
Park Station	4.2 km

SCHOOLS

St Johns College	0.6 km
Houghton Primary School	0.9 km
King Edward VII School	1.1 km

MEDICAL

Milpark Hospital	2.1 km
Rosebank Clinic	2.4 km
Life Brenthurst Clinic	3.0 km

SHOPPING

The Zone @ Rosebank	1.4 km
Rosebank Mall	1.6 km
Hyde Park Corner	2.8 km

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