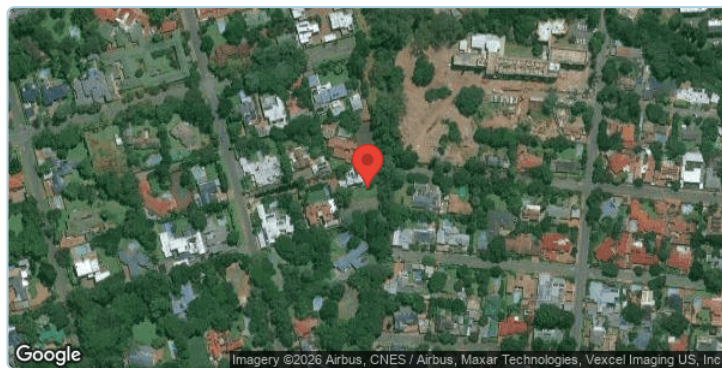


12 Protea Place
Houghton Estate, Gauteng

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

PROPERTY DETAILS

Property Type	FREEHOLD	Last Sale Price	R 4,800,000
Municipality	City of Johannesburg	Last Sale Date	2021/03/15
Town	Houghton	Coordinates	-26.148000, 28.072800
Province	Gauteng	Legal Description	Erf 2741, Houghton Estate, City of Johannesburg Metropolitan Municipality, Gauteng
ERF / Unit	2741		
Registered Size	812 m²		
Cadastral Size	798 m²		
Area Under Roof	450 m²		
Property Age	12 years		



AUTOMATED VALUATION

R 5,100,000

Predicted Market Value — 26 April 2026

95 **88**
Accuracy Score Safety Score

Value Range



COMPARABLE ANALYSIS

Average comparable price: R 4,875,000



#	Unit / Scheme	Township	Size (m²)	AUR (m²)	Sale Date	Sale Price	R/m²	OTP
1	14 Protea Place	Houghton Estate	798	420	2024/11/08	R 4,950,000	11,741	REG
2	8 Thornton Road	Houghton Estate	850	480	2024/10/15	R 5,200,000	10,833	REG
3	3 Jacaranda Lane	Houghton Estate	720	390	2025/02/03	R 4,650,000	11,923	OTP
4	27 Westcliff Drive	Houghton Estate	1,020	560	2024/08/22	R 5,800,000	10,357	REG
5	19 Linden Road	Houghton Estate	680	360	2024/12/01	R 4,450,000	12,361	REG

TRANSFER HISTORY

Purchase Date	Reg Date	Purchase Price	Title Deed	Buyer	Seller
2021/03/15	2021/05/28	R 4,800,000	T24681/2021	Legal Entity	Legal Entity
2015/11/20	2016/02/15	R 3,200,000	T8842/2016	Legal Entity	Legal Entity

STREET TRANSFER HISTORY

Address	Sale Date	Reg Date	Sale Price	Property Type	Size (m²)
Protea Place 14	2024/11/08	2025/01/17	R 4,950,000	FREEHOLD	798
Thornton Road 8	2024/10/15	2024/12/18	R 5,200,000	FREEHOLD	850
Westcliff Drive 27	2024/08/22	2024/11/05	R 5,800,000	FREEHOLD	1,020

MUNICIPAL VALUATION

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

BOND DETAILS

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

SERVITUDES

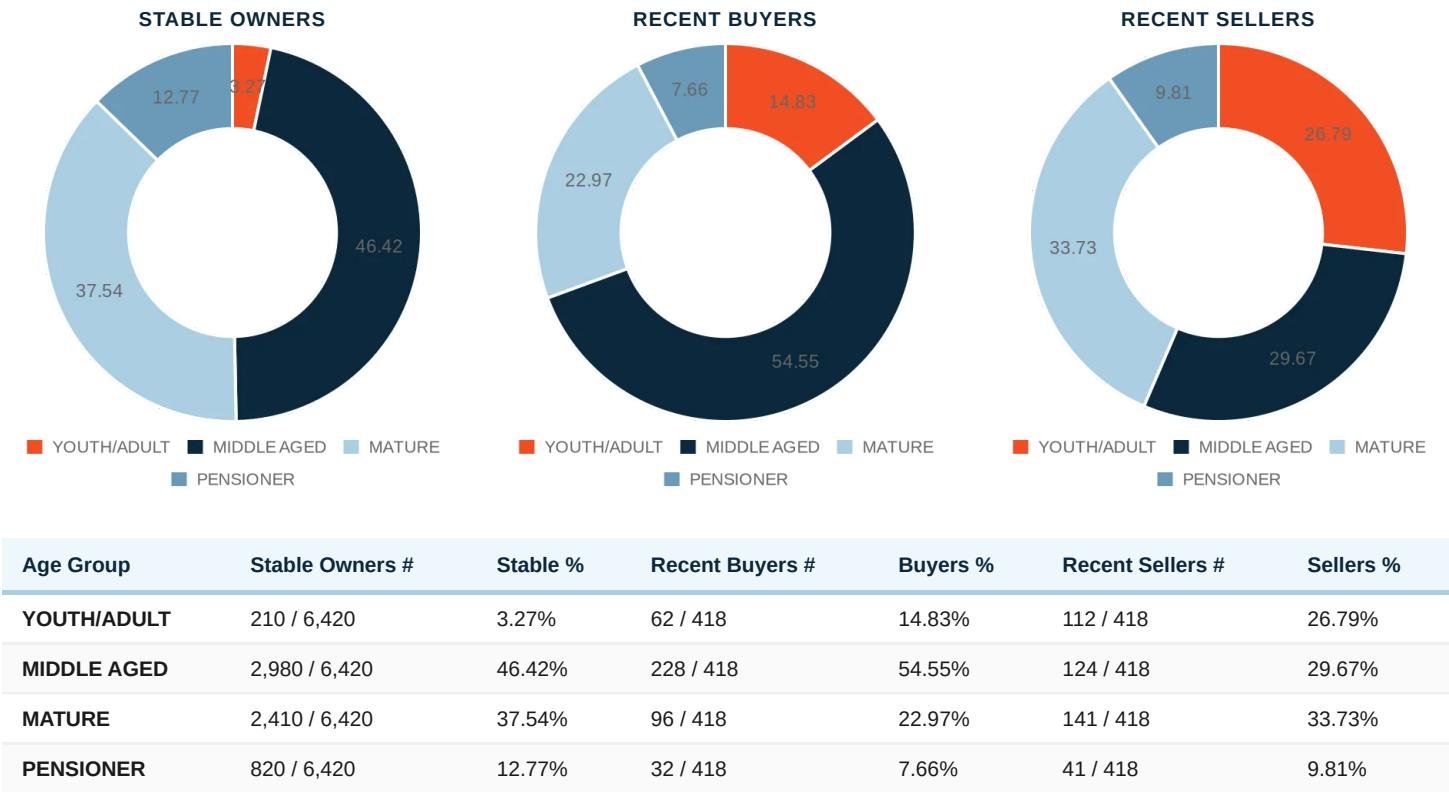
Type	Servitude Type	Ease Type	Area (m²)
URBAN	Right of Way Urban	URBAN	1240.5

ENDORSEMENTS

Endorsement No.	Description	Particulars
SK4421/2021S	Mortgage Bond	ABSA BANK LIMITED

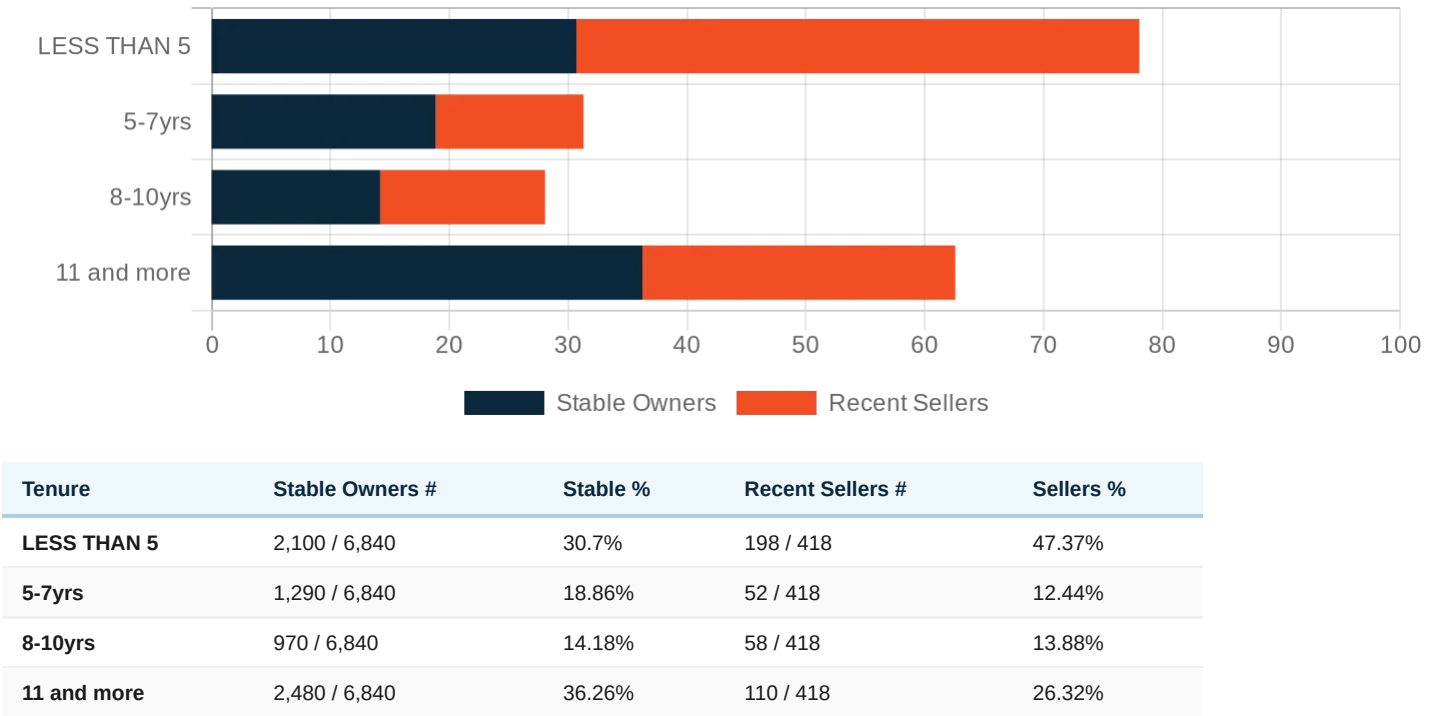
AGE OF OWNERS

Comparison of age demographics for stable owners, recent buyers and recent sellers in this suburb.



PERIOD OF OWNERSHIP

Compares how long stable owners have held their property versus how long recent sellers held theirs before selling.



AMENITIES & POINTS OF INTEREST

FILLING STATIONS	MEDICAL	POLICE
Engen Houghton0.8 km	Milpark Hospital2.1 km	Norwood Police Station1.8 km
BP Oxford Road1.2 km	Rosebank Clinic2.4 km	Hillbrow Police Station3.2 km
Shell Rosebank1.9 km	Life Brenthurst Clinic3.0 km	
SCHOOLS	SHOPPING	TERTIARY
St Johns College0.6 km	The Zone @ Rosebank1.4 km	University of Witwatersrand2.3 km
Houghton Primary School0.9 km	Rosebank Mall1.6 km	Rosebank College1.7 km
King Edward VII School1.1 km	Hyde Park Corner2.8 km	AFDA Film School3.1 km

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