

Comparative Market Analysis for: 59 Allan Road

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Property Details

Property Overview



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 8565 (m² / ha)

Address

59 Allan Road

Glen Austin AH 1685

Midrand

City of Johannesburg

Gauteng



Details

Property Description	-	Deeds Extent	8565 (m² / ha)
Property Type	Agricultural Holding	Surveyor General Extent	8283 (m² / ha)
Property Key	T0JR00950000014900002	Mapcode	K76.PB5
Erf Number	149	Municipal Valuation	-
Unit Number	00000	Valuation Date	-
Portion Number	2		
Lat/Long	-25.97854,28.15196		

Estimated Price Per m²

Calculated Property Estimate

Estimated Property Price Per m ²	-
Estimated Property Building Size (m ²)	-
Estimated Property Sale Price	-

Calculated Avg Area Estimate

Estimated Avg Area Price Per m ²	R 4,505
Estimated Avg Area Building Size (m ²)	633.25
Estimated Avg Area Sale Price	R 2,853,375



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Ownership

Deeds Overview

Title Deed Number	T5320/1994	Transaction Amount	R 290,000
Capture Date	01 Jan 1994	Deeds Town	
Registration Date	27 Jan 1994	Deeds Office	PRETORIA
Transaction Date	10 Nov 1993		

Current Owner

100%	JOH*****		
	-	-	

Bond Information

B7241/1994	NBS BANK LTD	-	R 279,000
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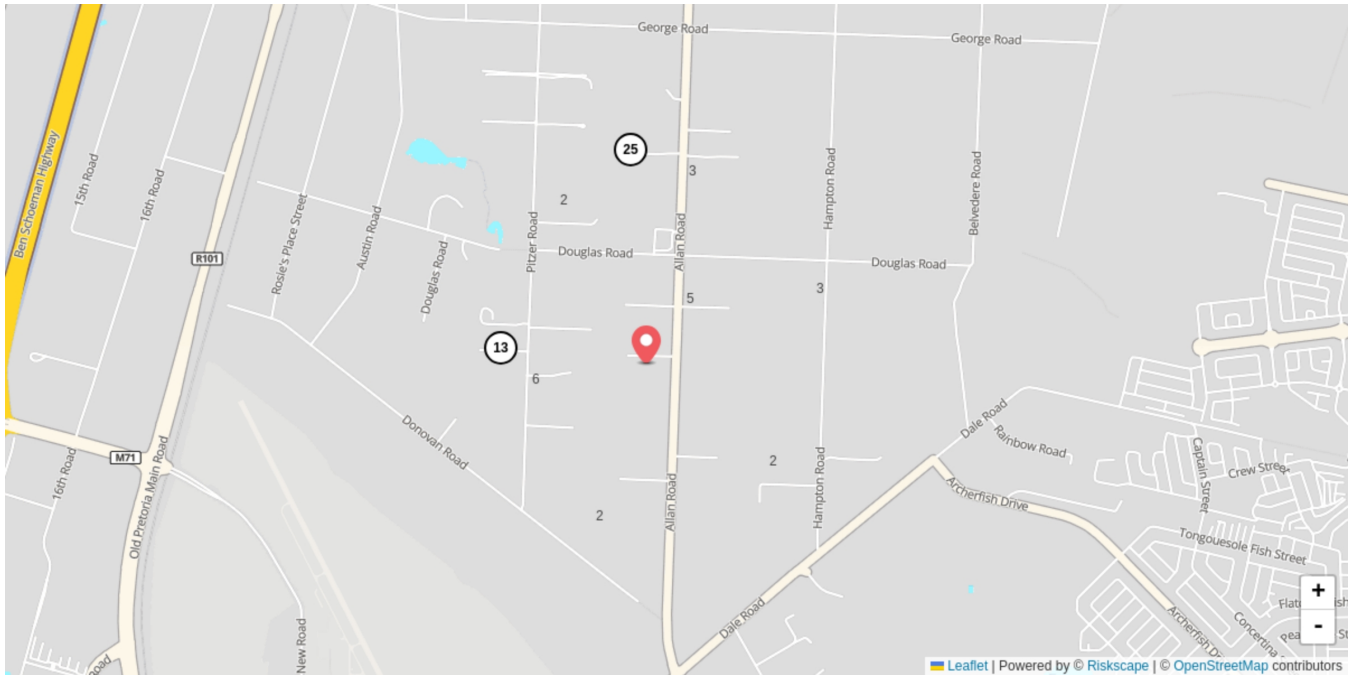
Transfer History

Registration Date	Transaction Date	Transaction Amount
27 Jan 1994	10 Nov 1993	R 290,000



Recent Sales and Registrations

Average Sale Price: R 2,666,320



Property Address									
Building Extent	Erf Extent	Unit Number	Erf Number	Transaction Date	Registration Date	Selling Price			
1	30 Pitzer Road								
-	13743 m ²	00000	147	05 Feb 2024	29 Jul 2024	R 2,850,000	-	-	-
2	72 Allan Road								
-	17131 m ²	00000	160	15 Nov 2023	22 Apr 2024	R 2,474,000	-	-	-
3	41 Allan Road								
-	8565 m ²	00000	142	25 Jun 2025	11 Sep 2025	R 2,300,000	-	-	-
4	54 Allan Road								
554 m ²	8566 m ²	00000	163	25 Jul 2025	13 Oct 2025	R 2,860,000	-	-	-
5	81 Allan Road								
-	8566 m ²	00000	157	24 Aug 2024	20 Dec 2024	R 2,900,000	-	-	-
6	28 Pitzer Road								
-	11953 m ²	00000	147	09 Feb 2024	16 Sep 2024	R 2,180,000	-	-	-
7	36 Pitzer Road								
-	8565 m ²	00000	148	09 Apr 2025	10 Jul 2025	R 3,400,000	-	-	-
8	80 Allan Road								
-	8589 m ²	00000	158	24 Mar 2025	11 Jul 2025	R 3,100,000	-	-	-
9	78 Allan Road								
-	8565 m ²	00000	159	29 Jan 2024	11 Apr 2024	R 3,850,000	-	-	-
10	43 Douglas Road								
-	8565 m ²	00000	85	15 Nov 2023	22 Apr 2024	R 2,777,000	-	-	-
11	31 Pitzer Road								
1028 m ²	8565 m ²	00000	128	02 Oct 2025	26 Mar 2026	R 2,900,000	-	-	-
12	19 Pitzer Road								
275 m ²	9205 m ²	00000	128	24 Sep 2025	18 Dec 2025	R 1,800,000	-	-	-
13	41 Pitzer Road								
51 m ²	25696 m ²	00000	127	08 Apr 2024	20 Jun 2024	R 2,800,000	-	-	-
14	28 Donovan Road								
-	8878 m ²	00000	134	11 Nov 2025	24 Feb 2026	R 2,100,000	-	-	-

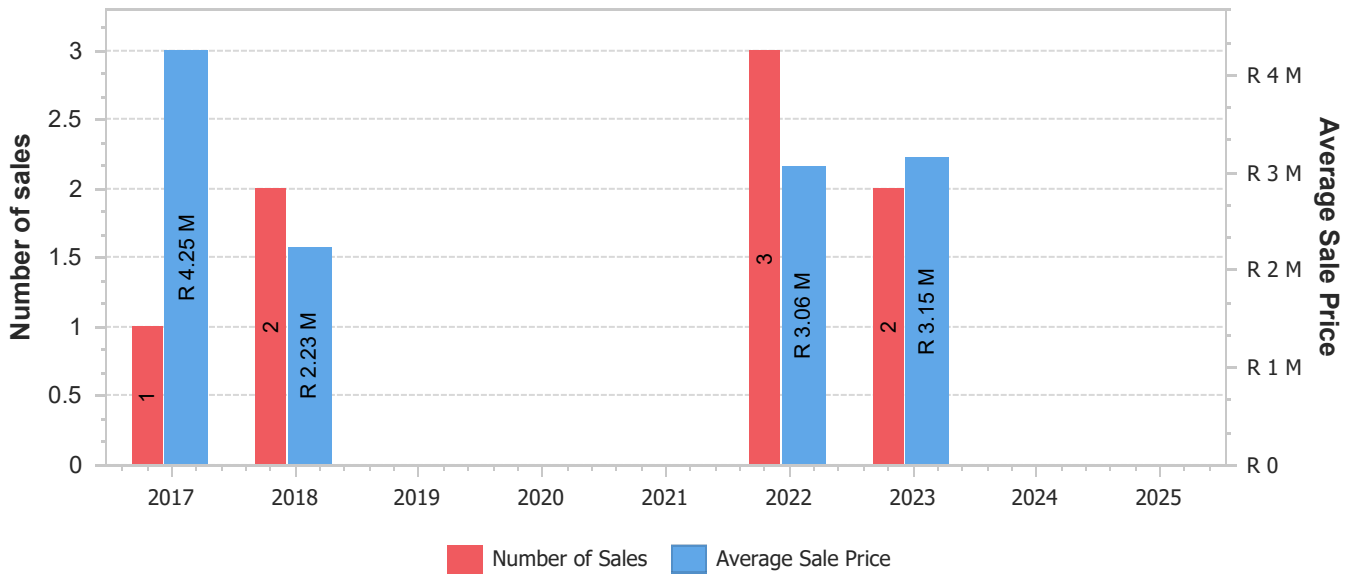


15	84 Allan Road								
	980 m ²	25696 m ²	00000	83	07 Aug 2025	25 Nov 2025	R 4,500,000	-	-
16	23A Hampton Road								
	-	8565 m ²	00000	424	16 Aug 2025	17 Mar 2026	R 1,250,000	-	-
17	15 Allan Road								
	1718 m ²	8566 m ²	00000	136	02 Oct 2024	17 Mar 2025	R 2,200,000	-	-
18	61 Hampton Road								
	-	8565 m ²	00000	431	06 Nov 2023	09 Feb 2024	R 2,500,000	-	-
19	23 Hampton Road								
	-	8566 m ²	00000	424	28 Mar 2023	15 Mar 2024	R 1,440,000	-	-
20	97 Allan Road								
	-	8566 m ²	00000	92	08 Jul 2025	29 Aug 2025	R 3,600,000	-	-
21	70 Pitzer Road								
	362 m ²	8565 m ²	00000	90	11 Dec 2025	23 Mar 2026	R 2,100,000	-	-
22	68 Hampton Road								
	-	8572 m ²	00000	405	31 Jan 2024	28 Jun 2024	R 2,320,000	-	-
23	60 Hampton Road								
	98 m ²	25696 m ²	00000	407	15 Aug 2025	26 Nov 2025	R 3,667,000	-	-
24	100 Allan Road								
	-	8565 m ²	00000	81	25 Nov 2024	27 Feb 2025	R 2,700,000	-	-
25	103 Allan Road								
	-	8565 m ²	00000	93	26 Aug 2025	09 Oct 2025	R 2,090,000	-	-

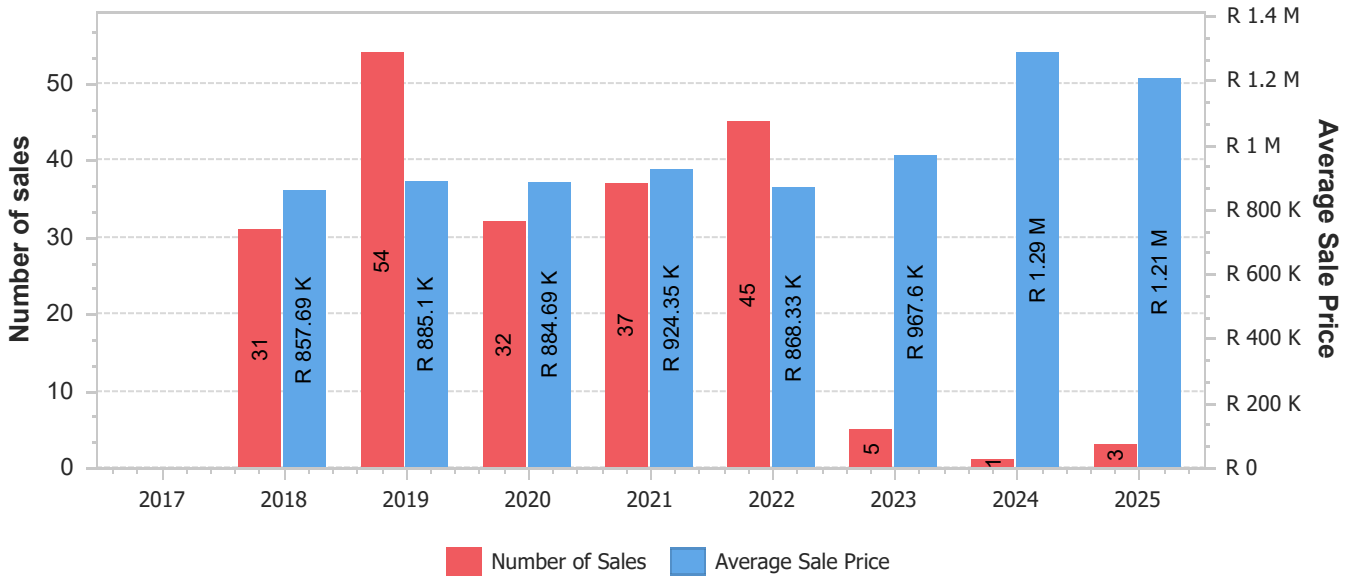


Sales History in Area

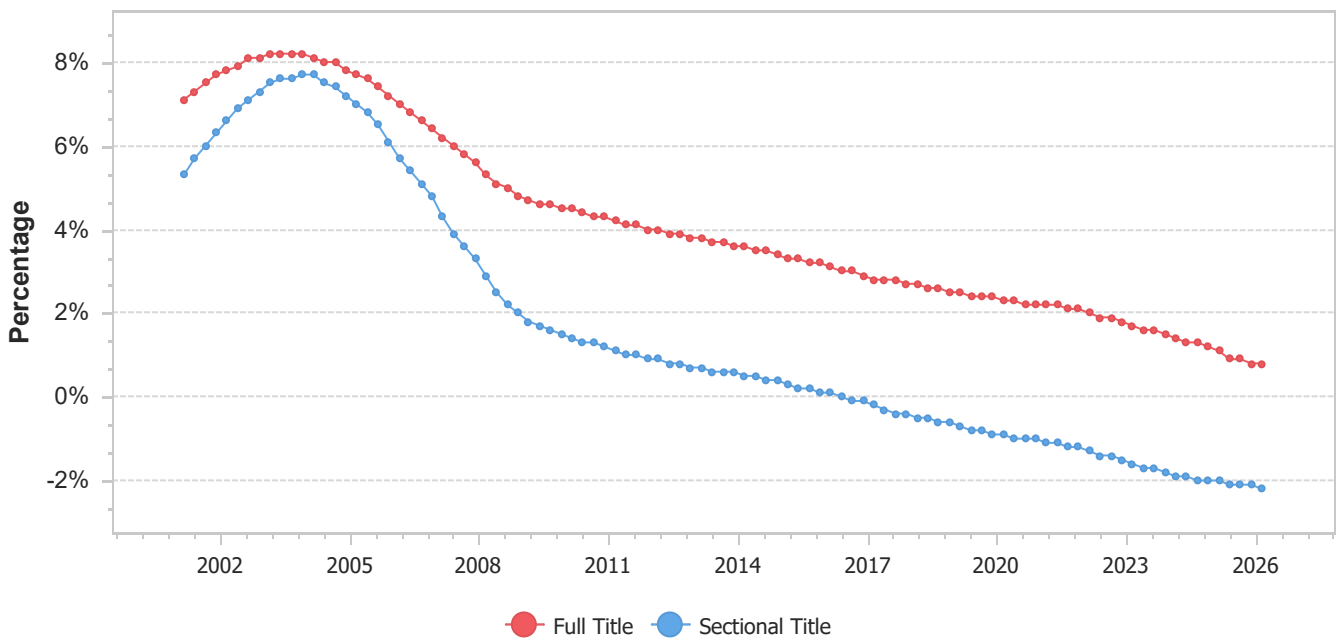
Full Title



Sectional Title



Average Quarterly Growth Rates



Full Title

Year	Q1	Q2	Q3	Q4	Total
2001-2005	7.78 %	7.8 %	7.84 %	7.8 %	7.8 %
2006-2010	5.54 %	5.38 %	5.26 %	5.12 %	5.33 %
2011-2015	3.78 %	3.7 %	3.68 %	3.6 %	3.69 %
2016-2020	2.68 %	2.62 %	2.6 %	2.54 %	2.61 %
2021-2025	1.68 %	1.58 %	1.56 %	1.48 %	1.57 %
2026	0.8 %	-	-	-	0.8 %

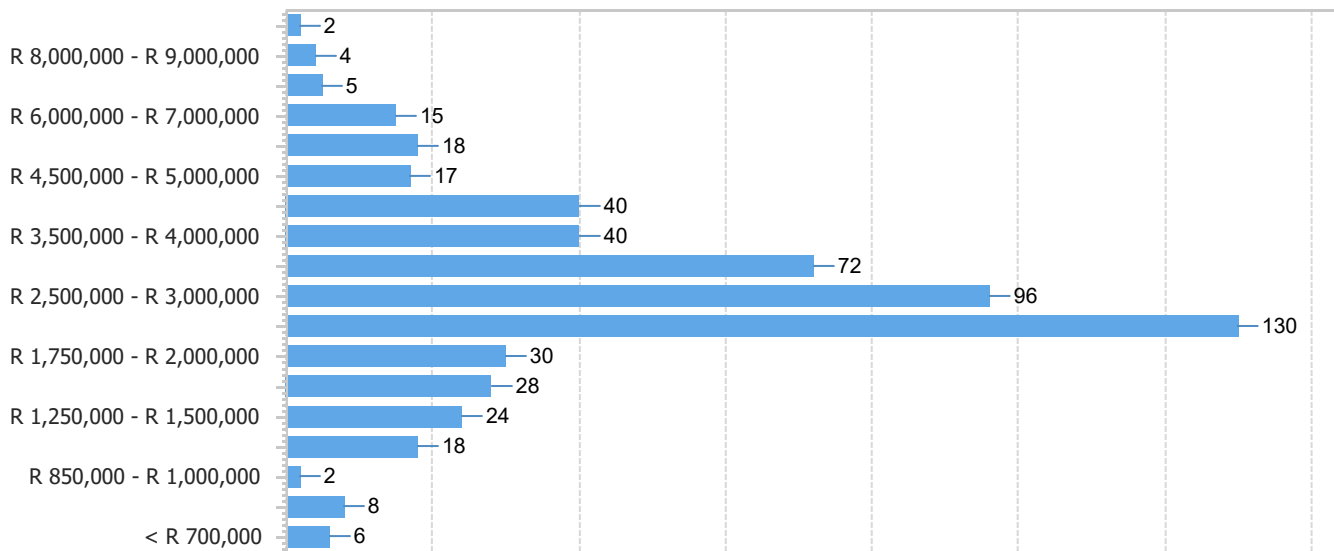
Sectional Title

Year	Q1	Q2	Q3	Q4	Total
2001-2005	6.82 %	6.9 %	6.92 %	6.92 %	6.89 %
2006-2010	3.22 %	2.96 %	2.76 %	2.56 %	2.87 %
2011-2015	0.7 %	0.62 %	0.6 %	0.54 %	0.62 %
2016-2020	-0.44 %	-0.52 %	-0.58 %	-0.6 %	-0.54 %
2021-2025	-1.58 %	-1.64 %	-1.68 %	-1.72 %	-1.66 %
2026	-2.2 %	-	-	-	-2.2 %



LOOM Estimation

Full Title

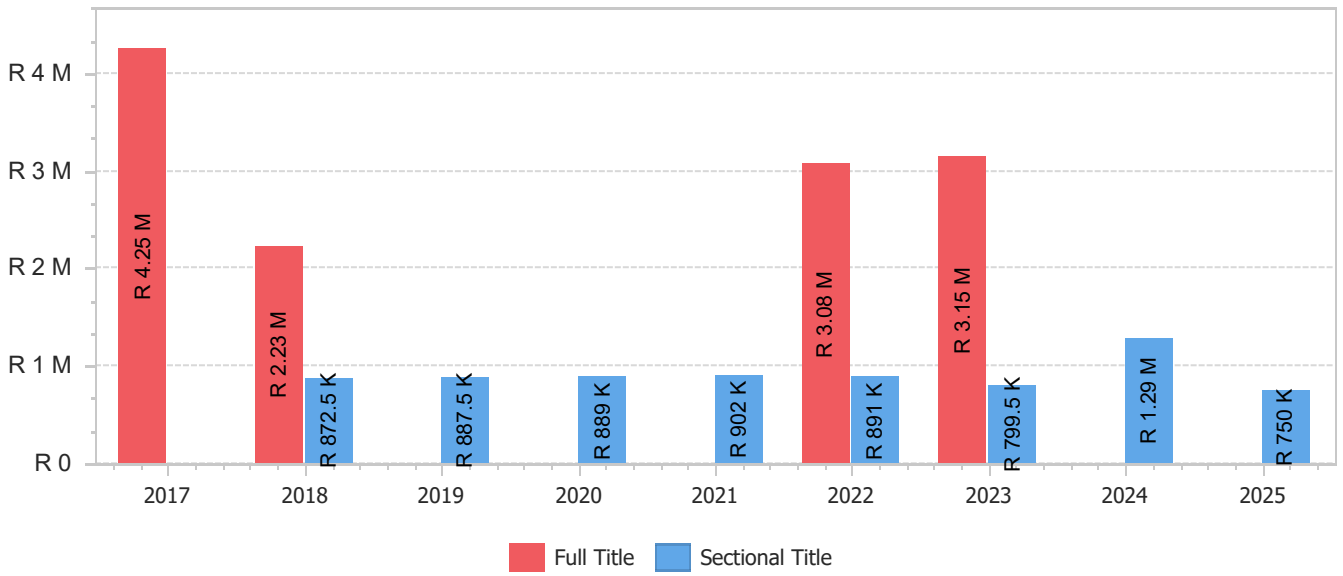


Number of Properties in Valuation Range

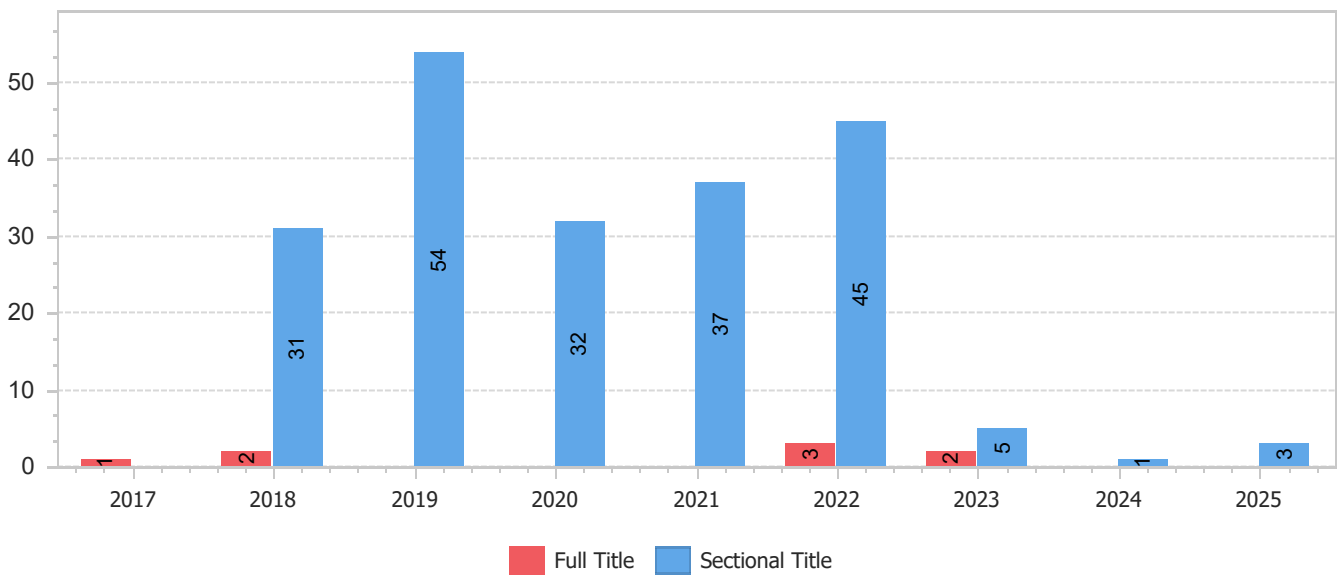


Suburb Trends

Median Price



Number of Transfers





Area Details

Nearby Services



Police Station

MIDRAND

5.02 km



Fire Brigade

Working on Fire

2.90 km



Public Hospital

**Charlotte Maxeke
Johannesburg
Academic Hospital**

34.46 km



Private Hospital

**Netcare Waterfall City
Hospital**

8.97 km

Closest Education

Glen Austin High School Private - Secondary	0.87 km
Montessori - The School of Modern Montessori Private - Primary	0.97 km
Springfield Preparatory School Private - Primary	1.18 km
Bradford College Private - Combined	1.45 km
His Will School Private - Primary	2.08 km
David Makhubo Secondary School Public - Secondary	2.33 km
Royal Christian Academy Private - Combined	2.42 km
Acts House of Education Private - Combined	2.54 km
Sedi-Laka Primary School Public - Primary	2.69 km
Nokuphila School Private - Combined	2.76 km
Nova Pioneer High School Midrand Private - Secondary	2.80 km
Glen Austin Primary School Private - Primary	2.80 km
Nova Pioneer Primary School Midrand Private - Primary	2.83 km
Nehemiah Primary School Private - Primary	2.92 km
Gallagher Combined School Private - Combined	3.09 km

Closest Shopping

Engen Quick Shop	2 km
Sasol Shop	2.15 km
Yarona Shopping Centre	2.45 km
Caltex Fresh Stop	2.46 km
Midrand Motor City	2.57 km
Vodacom Valley	2.58 km
Caltex Fresh Stop	2.60 km
Engen Quick Shop	2.61 km
Glen Austin Village	2.68 km
Total Shop	2.71 km
China Town Midrand	2.86 km
Midrand Mall	2.92 km
Total Bonjour	2.94 km
Pick n Pay Express	2.97 km
The Boulders Shopping Centre	3.04 km
Shell Select	3.08 km
Boxer Centre	3.17 km
Engen Quick Shop	3.22 km
Midrand City	3.31 km
Carlswald Decor Centre	3.34 km
San Ridge Square	3.39 km
Caltex Fresh Stop	3.40 km
Topbet Corner Shopping Centre	3.42 km
Corporate Park Corner	3.49 km
Carlswald Lifestyle Centre	3.51 km

Hope Fountain Combined School Private - Combined	3.11 km
Curro New Road High School Private - Secondary	3.15 km
Drake Koka Primary School Public - Primary	3.16 km
Space Age Independent School Private - Combined	3.22 km
SPARK Midrand Private - Primary	3.29 km
Ponelopele Oracle Secondary School Public - Secondary	3.32 km
Dreamhill International School Private - Primary	3.38 km
Ebony Park Primary School Public - Primary	3.44 km
Tsosoloso Ya Africa High School Public - Secondary	3.58 km
Kaalfontein Primary School Public - Primary	3.59 km

Household Financial Index

*Provides an assessed household income level based on property valuation and adjusted for number of earners, demographic ages, minimum wages, etc.on a SubPlace level

Average Income Class

Lowest	Second Lowest	Low Emerging Middle	Emerging Middle	Lower Middle	Upper Middle	Emerging Affluent	Affluent
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Highest Frequency Income Class

Lowest	Second Lowest	Low Emerging Middle	Emerging Middle	Lower Middle	Upper Middle	Emerging Affluent	Affluent
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Emerging Middle is: R 185 533 to R 376 717

Suburb Population

Time	Population	Density	Category
Day	4449	295	Medium to High
Night	3102	206	Medium to High



Crime Statistics

*Provides crime statistics, based on police crime data, rolled out to a SubPlace level. Crime types include: burglary at non-residential premises, burglary at residential premises, theft of motor vehicle and motorcycle and theft out of or from motor vehicle

Crime Index Category:	Very Low	Low	Moderate	High	Very High
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Low: 4.06 crimes per 1000 households (2.96 complexes, 2.96 estates)

Weather

Temperature			Climate		
3.89 °C Min Avg	18.63 °C Annual Average	28.73 °C Max Avg	3 mm Min Avg	705.94 mm Average Yearly Rainfall	136.06 mm Max Avg
Comfortability Index			 10.06 Annual Lightning Days Density Per km ²		
30.93 % Day Avg	52.99 % Annual Average	75.05 % Night Avg	 2 Annual Hail Days		

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