ELITE Auctions
HONESTY. INTEGRITY. TRANSPARENCY

Property Report

6 5th Avenue East, EDENBURG, Gauteng

2025/09/10

Elite Auctions

Elite Consortium (Pty) Ltd

REPORT
9CCC7E07-C81B-49E6-9AF8-D9A9AB6143F0

Property Details

SECTIONAL TITLE

6 5th Avenue East, Edenburg, Gauteng

Sectional Title: SS THE ARCHES OF RIVONIA (719/2005)

Unit: 13

Suburb: Edenburg

LEGAL

Sect 13 of plan 719/2005

known as "THE ARCHES OF RIVONIA"

Situated at Ptn 2 [-LOT 208]

Erf 248

Township: "EDENBURG"

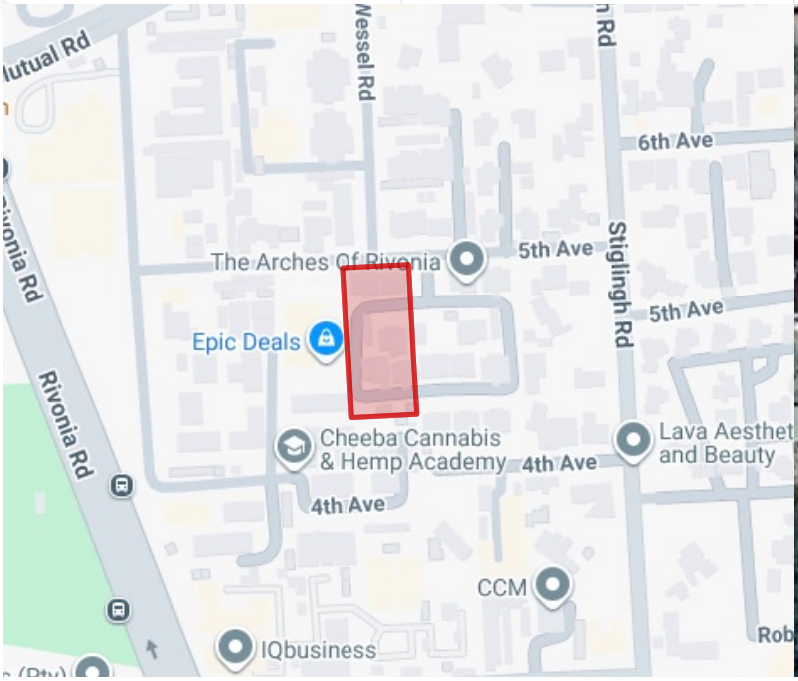
Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: -26.061973,28.062021

Google maps | Street View

UNIT SIZE (REGISTERED)	MOTHER ERF	LAST SALES PRICE	LAST SALES DATE
73 m^2	4060 m^2	R1 050 000	2013/02/13





brought to you by
Lightstone
We simplify the complex

Owner Details

	NAME	ID	TITLE DEED NO	MARITAL STATUS	SHARE
RN	RANGEE NITESH	8406265296088	ST45868/2013	UNMARRIED	-

Bond Details

BOND AMOUNT	INSTITUTION	BOND REG DATE	BOND NO
R 245 000	STANDARD	2018/12/07	SB49781/2018
R 255 000	STANDARD	2015/07/09	SB32245/2015
R 1 050 000	STANDARD	2013/06/27	SB28442/2013

Transfer History

2013

BUYER: Natural Person
SELLER: Natural Person
REG DATE: 2013/06/27
TITLE DEED NO.: ST45868/2013
PURCHASE DATE: 2013/02/13
PURCHASE PRICE: R 1 050 000

2007

BUYER: Natural Person
SELLER: Natural Person
REG DATE: 2007/01/26
TITLE DEED NO.: ST11715/2007
PURCHASE DATE: 2006/11/08
PURCHASE PRICE: R 725 000

2005

BUYER: Natural Person
SELLER: Legal Entity
REG DATE: 2005/08/19
TITLE DEED NO.: ST106052/2005
PURCHASE DATE: 2004/02/05
PURCHASE PRICE: R 495 000

Street Transfer History

BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	SECTIONAL TITLE | UNIT	ERF | PORTION	PURCHASE PRICE
Natural Person	Natural Person	2025/07/25	2025/02/28	ST43068/2025	SS THE ARCHES OF RIVONIA | 46	248 | 2	R 1 750 000
Natural Person	Natural Person	2025/07/16	2025/04/03	ST40675/2025	SS THE ARCHES OF RIVONIA | 45	248 | 2	R 1 400 000
Natural Person	Natural Person	2025/07/04	2025/04/10	ST38168/2025	SS THE ARCHES OF RIVONIA | 40	248 | 2	R 1 750 000

brought to you by Lightstone
We simplify the complex

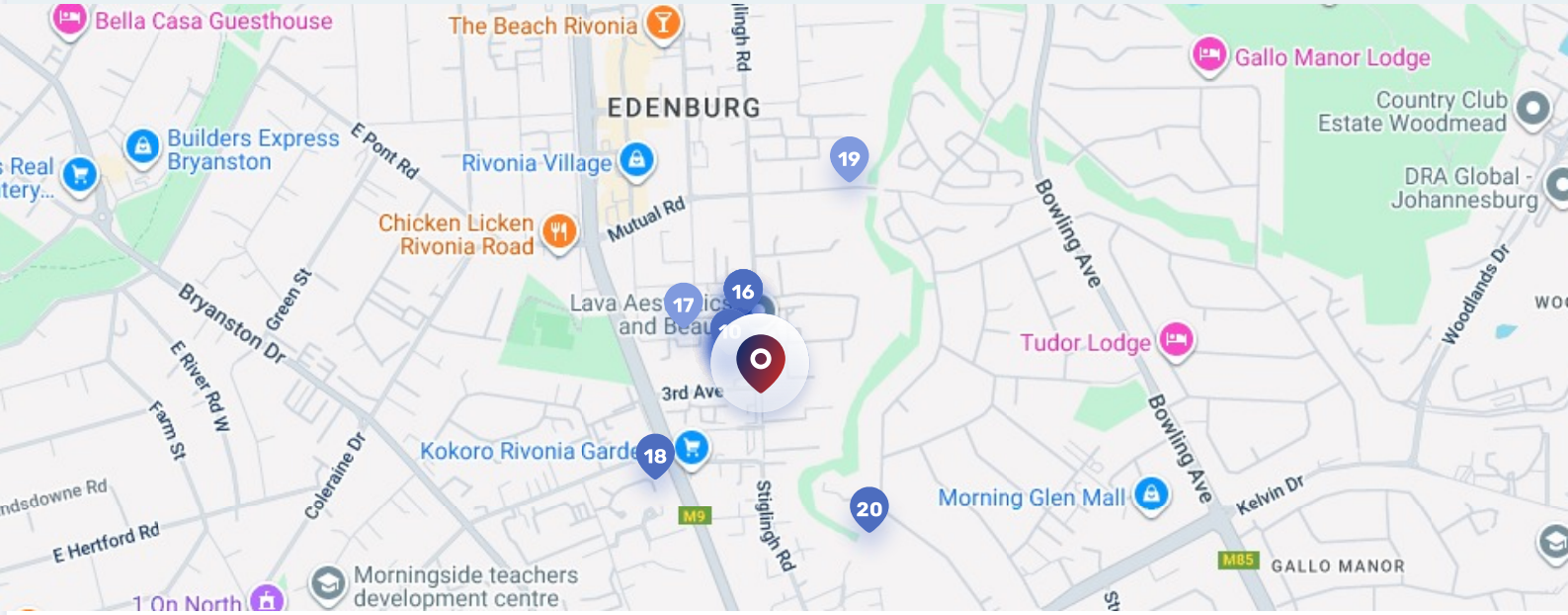
Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 1 423 000	R 1 082 .07	2023	2024/2025	RESIDENTIAL	RESIDENTIAL

Servitudes

SERVITUDE TYPE	AREA/LINE	TAG VALUE	GEOMETRY
Unclassified Urban	Area	5088/2005001	81 m^2
Unclassified Urban	Area	5089/2005001	125 m^2
Right Of Way	Area	A986/1967001	1059 m^2

Comparable Analysis



6 5th Avenue East, EDENBURG, Gauteng

ERF 248, City of Johannesburg Municipality

0 m^2 Estimated Area Under Roof

73 m^2 Unit Size

2 Bedrooms | **1 Bathrooms** | **0 Garages**

Average Sales Price

R 1 310 850

	ADDRESS	UNIT| SECTIONAL SCHEME	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE		
1	6 5th Avenue East Edenburg	60 | SS THE ARCHES OF RIVONIA	248|2	0	2025/06/12	2025/03/16	**92** R 14 750/m2	**92** R14 750/m2	**R 1 357 000** cash	2	2
2	6 5th Avenue East Edenburg	45 | SS THE ARCHES OF RIVONIA	248|2	0	2025/07/16	2025/04/03	**122** R 11 475/m2	-	**R 1 400 000**		
3	6 5th Avenue East Edenburg	19 | SS THE ARCHES OF RIVONIA	248|2	0	2025/06/04	2025/03/06	**100** R 11 600/m2	**100** R11 600/m2	**R 1 160 000** cash	3	2

brought to you by Lightstone
We simplify the complex

	ADDRESS	UNIT| SECTIONAL SCHEME	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
4	6 5th Avenue East Edenburg	40 | SS THE ARCHES OF RIVONIA	248|2	0	2025/07/04	2025/04/10	**135** R 12 963/m2	-	**R 1 750 000** cash	3	2	
5	6 5th Avenue East Edenburg	46 | SS THE ARCHES OF RIVONIA	248|2	0	2025/07/25	2025/02/28	**123** R 14 228/m2	-	**R 1 750 000** cash			
6	6 5th Avenue East Edenburg	57 | SS THE ARCHES OF RIVONIA	248|2	0	2025/05/14	2024/12/11	**123** R 10 569/m2	-	**R 1 300 000** cash	2	2	
7	6 5th Avenue East Edenburg	10 | SS THE ARCHES OF RIVONIA	248|2	0	2024/11/21	2024/08/27	**100** R 11 000/m2	-	**R 1 100 000** cash			
8	6 5th Avenue East Edenburg	34 | SS THE ARCHES OF RIVONIA	248|2	0	2024/12/20	2024/10/08	**135** R 13 704/m2	-	**R 1 850 000** cash			
9	6 5th Avenue East Edenburg	11 | SS THE ARCHES OF RIVONIA	248|2	0	2024/07/17	2024/05/17	**123** R 12 195/m2	-	**R 1 500 000** cash			
10	6 5th Avenue East Edenburg	21 | SS THE ARCHES OF RIVONIA	248|2	0	2024/07/16	2024/03/14	**100** R 13 800/m2	-	**R 1 380 000** cash			
11	2 Wessels Road Edenburg	3 | SS UPPER EAST SIDE	20|0	105	2025/08/28	2025/05/20	**87** R 14 368/m2	-	**R 1 250 000**	2	2	2
12	2 Wessels Road Edenburg	23 | SS UPPER EAST SIDE	20|0	105	2025/08/15	2025/04/21	**85** R 14 353/m2	**85** R14 352/m2	**R 1 220 000** cash	2	2	
13	2 Wessels Road Edenburg	10 | SS UPPER EAST SIDE	20|0	105	Offer to purchase	2025/08/20	**89** R 11 798/m2	**89** R11 797/m2	**R 1 050 000**	2	2	
14	2 Wessels Road Edenburg	9 | SS UPPER EAST SIDE	20|0	105	2025/07/03	2025/02/27	**89** R 10 112/m2	-	**R 900 000** cash			
15	2 Wessels Road Edenburg	25 | SS UPPER EAST SIDE	20|0	105	2024/11/26	2024/11/11	**86** R 15 116/m2	-	**R 1 300 000** cash			
16	2 Wessels Road Edenburg	6 | SS UPPER EAST SIDE	20|0	105	2025/01/27	2024/09/16	**86** R 12 791/m2	-	**R 1 100 000** cash			
17	1 5th Lane Edenburg	1 | SS EQUITY HOUSE	19|2	139	2025/02/28	2024/11/20	**85** R 13 529/m2	-	**R 1 150 000** cash			
18	45 North Road Morningside	124 | SS MADISON SQUARE MORNINGSIDE	1549|2	379	2025/07/11	2025/06/12	**105** R 11 429/m2	-	**R 1 200 000** cash			
19	44 Stiglingh Road Edenburg	186 | SS EDEN SANDTON	30|0	539	2025/07/15	2025/05/23	**74** R 18 919/m2	-	**R 1 400 000** cash			

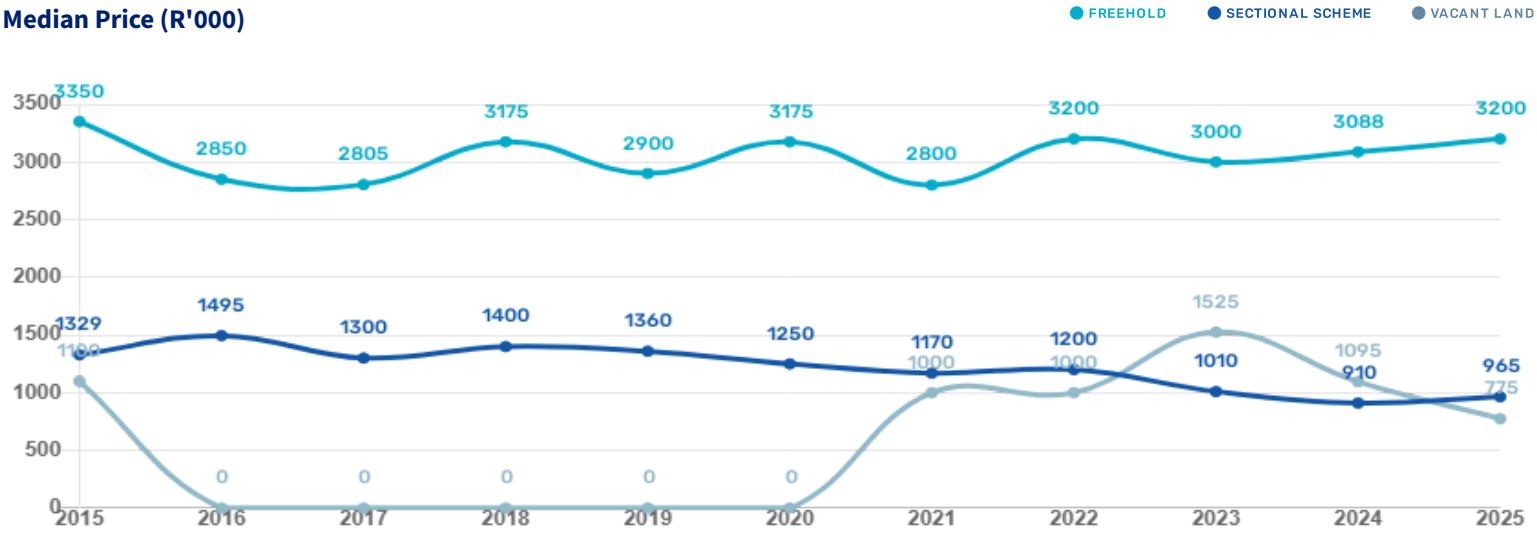
brought to you by Lightstone
We simplify the complex

	ADDRESS	UNIT| SECTIONAL SCHEME	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	UNIT SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE		
20	3 Protea Road Morningside Manor	5 | SS MORNINGSIDE ACRES	376|0	582	2025/08/01	2025/06/12	**68** R 16 176/m2	**68** R16 176/m2	**R 1 100 000** cash	2	1

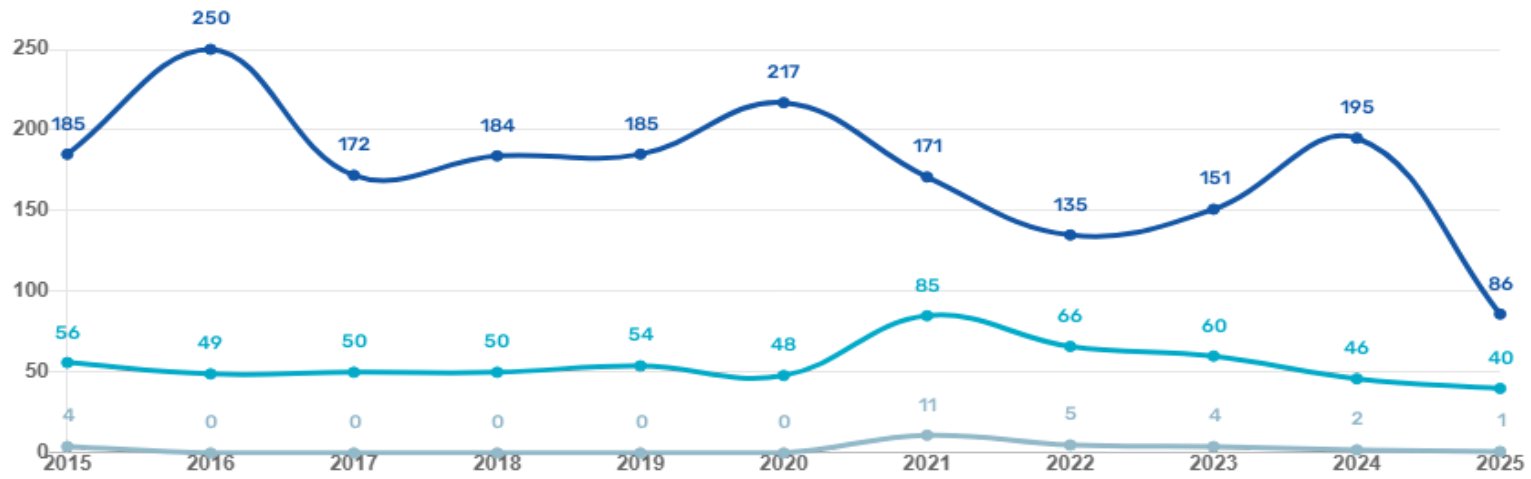
Offer to purchase

Trends

Median Price (R'000)



Number of Registrations



Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the 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 removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

brought to you by Lightstone
We simplify the complex

Amenities

FILLING STATION

0.28 km	Engen
0.39 km	Champion Filling Station
1 km	TotalEnergies Kingsway

BUS STATION

0.23 km	Gautrain Bus Stop - Rivonia Road - 9
0.26 km	Gautrain Bus Stop - Rivonia Road - 16
0.32 km	Gautrain Bus Stop - Rivonia Road & 3Rd Avenue

HOSPITAL/CLINIC

0.32 km	Rivonia Village Veterinary Clinic
0.32 km	Rehab Matters
0.68 km	Dr W Sinclair

POLICE STATION

0.27 km	Business Againts Crime
1.14 km	Police South African Police Service - Edenburg
1.24 km	South African Police Service Gallo Manor Police Station

SHOPPING CENTRE

0.23 km	Rivonia Junction Centre
0.41 km	Edenburg Mall
0.41 km	Mutual Mews Shopping Centre

EDUCATION

0.19 km	Npi Shuttleworth Academy
0.27 km	Boston Media House
0.3 km	Piano Lessons With Sheila Paterson

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

This report was purchased by Elite Auctions, Elite Consortium (Pty) Ltd who is the Responsible Party under POPIA for the use of any personal information herein. Here's our Privacy Policy.

brought to you by Lightstone
We simplify the complex