

Property Report

4 Umtata Avenue, GALLO MANOR EXT 2, Gauteng



Jennifer Jordaan

REPORT

C461A6A7-3F84-442A-9C5C-83462C015511



Property Details

FREEHOLD

4 Umtata Avenue, Gallo Manor Ext 2, Gauteng

Suburb: Gallo Manor

LEGAL

Erf 520

Township: "GALLO MANOR EXT 2"

Mun: "CITY OF JOHANNESBURG"

Province: "GAUTENG"

Coordinates: [-26.07545,28.080377](#)

[Google maps](#) | [Street View](#)

LAND SIZE (REGISTERED)

1280 m²

LAND SIZE (CADASTRAL)

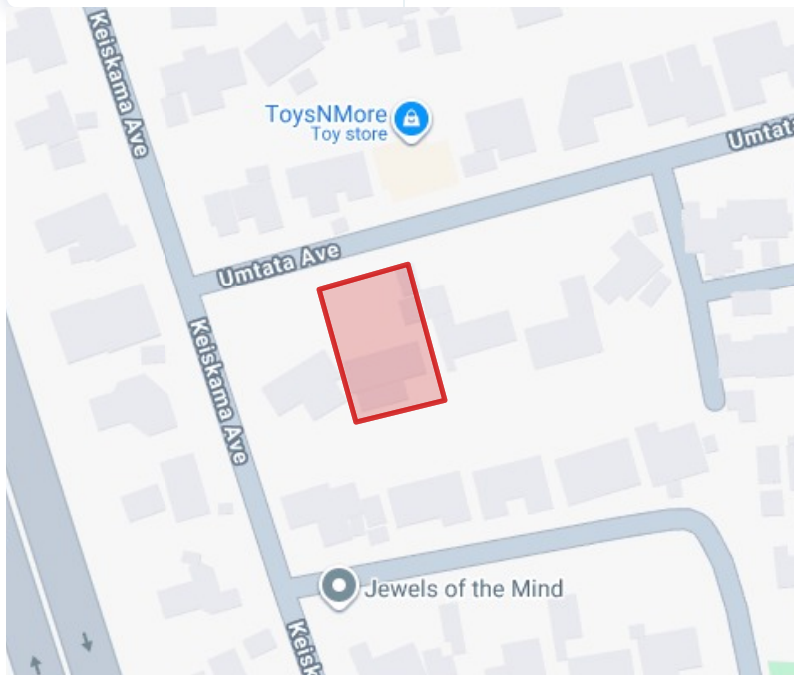
1288 m²

LAST SALES PRICE

R270 000

LAST SALES DATE

1998/07/27



Owner Details



NAME

NADAS DARRAN MARK

ID

8603095018084

TITLE DEED NO

T117741/1998

MARITAL STATUS

SHARE

-

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Transfer History

1998	BUYER	REG DATE	PURCHASE DATE
	Natural Person	1998/10/09	1998/07/27
	SELLER	TITLE DEED NO.	PURCHASE PRICE
	Natural Person	T117741/1998	R 270 000

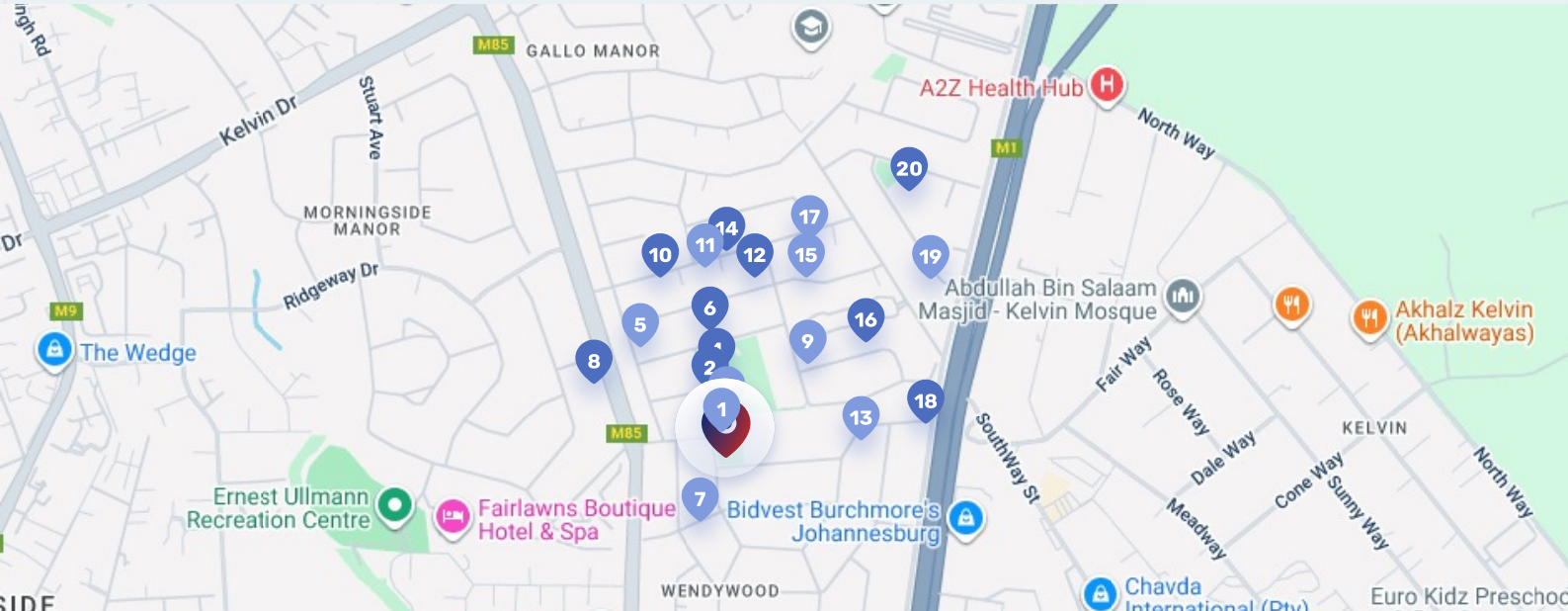
Street Transfer History

BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET NUMBER	ERF PORTION	PURCHASE PRICE
Natural Person	Natural Person	2025/06/06	2025/03/20	T31785/2025	Umtata 10	523 0	R 2 350 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET NUMBER	ERF PORTION	PURCHASE PRICE
Natural Person	Natural Person	2025/02/06	2024/12/06	T5452/2025	Umtata 7	476 0	R 1 950 000
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET NUMBER	ERF PORTION	PURCHASE PRICE
Natural Person	Natural Person	2023/12/13	2023/08/14	T84226/2023	Umtata 11	474 0	R 3 100 000

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 2 688 000	R 2 044	2023	2024/2025	RESIDENTIAL	RESIDENTIAL

Comparable Analysis



4 Umtata Avenue, GALLO MANOR EXT 2, Gauteng

ERF 520, City of Johannesburg Municipality

0 m²

Estimated Area Under Roof

1280 m²

ERF Size

0 Bedrooms

0 Bathrooms

0 Garages

Average Sales Price

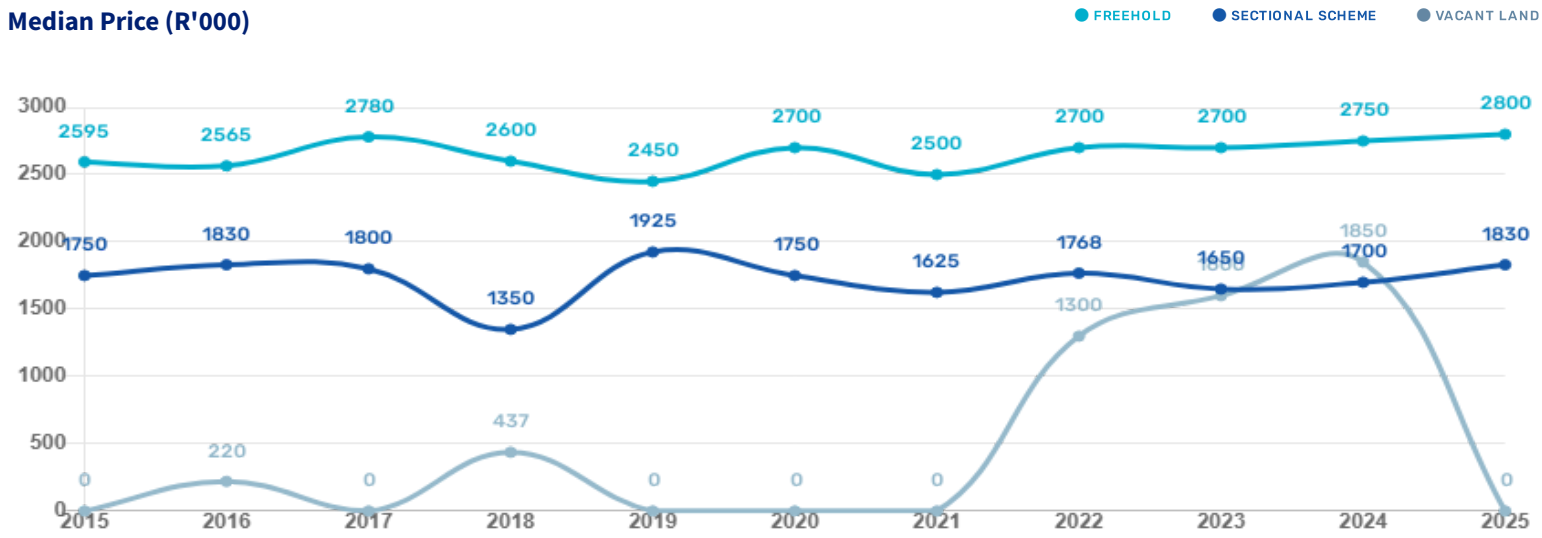
R 2 751 750

ADDRESS		ERF PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1	7 Steenbras Street Gallo Manor	515 0	73	2025/05/15	2025/01/31	1280 R 2 109/m2	363 R7 438/m2	R 2 700 000	4	2	
2	7 Umtata Avenue Gallo Manor	476 0	81	2025/02/06	2024/12/06	1290 R 1 512/m2	275 R7 090/m2	R 1 950 000	4	3	2
3	10 Umtata Avenue Gallo Manor	523 0	82	2025/06/06	2025/03/20	1280 R 1 836/m2	-	R 2 350 000			
4	10 Masitonto Avenue Gallo Manor	458 0	133	2025/07/21	2025/04/09	1290 R 2 054/m2	-	R 2 650 000			
5	25 Keiskama Avenue Gallo Manor	489 0	232	2025/02/18	2024/05/26	1287 R 1 632/m2	-	R 2 100 000 cash	3	2	2
6	14 Mooirivier Way Gallo Manor	431 0	233	2025/05/02	2025/01/22	1252 R 2 117/m2	264 R10 037/m2	R 2 650 000	3	2	
7	6 Glanville Crescent Wendywood	12 0	263	2024/11/26	2024/06/04	1120 R 2 143/m2	-	R 2 400 000			
8	24 Ratcliffe Drive Morningside Manor	281 0	278	Offer to purchase	2025/08/28	1983 R 2 113/m2	406 R10 320/m2	R 4 190 000	3	2.5	
9	7 Dahlia Street Gallo Manor	467 0	323	2024/11/15	2024/09/14	1310 R 2 290/m2	-	R 3 000 000 cash			
10	5 Storms Place Gallo Manor	405 0	375	2025/07/02	2025/03/16	1250 R 1 664/m2	240 R8 666/m2	R 2 080 000	3		
11	7 Shingwetzi Road Gallo Manor	388 0	392	2025/01/29	2024/08/16	1280 R 2 266/m2	-	R 2 900 000 cash			
12	6 Buffalo Road Gallo Manor	410 0	397	2024/11/13	2024/08/28	1250 R 2 160/m2	284 R9 507/m2	R 2 700 000 cash	4	2.5	
13	18 Dahlia Street Gallo Manor	546 0	432	Offer to purchase	2025/08/28	1262 R 1 545/m2	360 R5 416/m2	R 1 950 000	3	2.5	
14	8 Shingwetzi Road Gallo Manor	362 0	439	2025/04/29	2025/01/29	1255 R 2 693/m2	-	R 3 380 000 cash	7	6	3
15	27 Mooirivier Way Gallo Manor	419 0	463	2025/09/03	2025/07/11	1250 R 2 820/m2	340 R10 367/m2	R 3 525 000	4	2	2
16	38 Masitonto Avenue Gallo Manor	576 28	480	2025/07/07	2024/11/07	1250 R 2 400/m2	-	R 3 000 000 cash			
17	15 Buffalo Road Gallo Manor	354 0	550	2025/07/04	2025/04/21	1250 R 2 920/m2	350 R10 428/m2	R 3 650 000	3	3	4
18	30 Dahlia Street Gallo Manor	540 0	594	2025/05/16	2025/02/20	1287 R 1 476/m2	-	R 1 900 000	3	3	2
19	17 Daffodil Street Wendywood Ext 1	485 0	705	2025/09/01	2025/07/01	1240 R 2 823/m2	426 R8 215/m2	R 3 500 000 cash	5		
20	11 Freezia Street Wendywood Ext 1	436 0	805	2025/08/27	2025/06/22	1240 R 1 984/m2	-	R 2 460 000	4	1	1

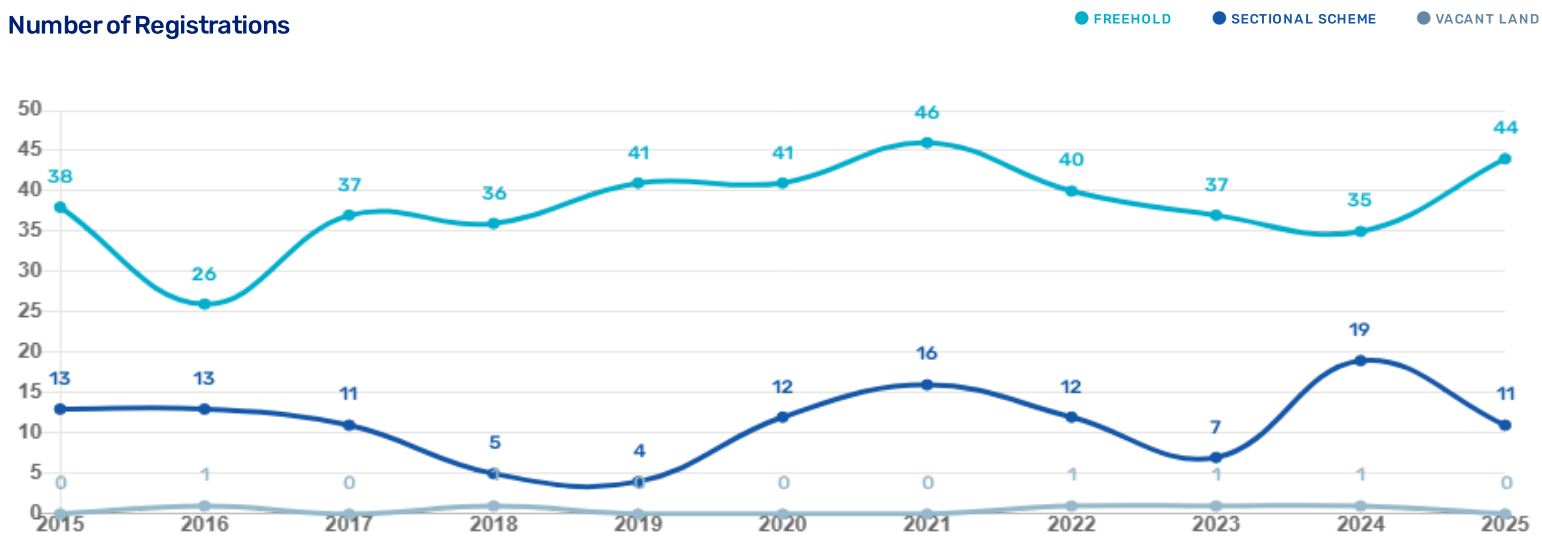
Offer to purchase

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

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Amenities



FILLING STATION

0.94 km Kelvin Motors
1.17 km Caltex
1.24 km BP



POLICE STATION

1.33 km South African Police Service Gallo Manor Police Station
1.94 km South African Police Service Sandton Police Station
2.35 km Business Againts Crime



BUS STATION

0.49 km Gautrain Bus Stop
0.97 km Gautrain Bus Stop
1.52 km Gautrain Bus Stop - Rivonia Road - 19



SHOPPING CENTRE

1.05 km Kelvin Village Shopping Centre
1.18 km Morning Glen Shopping Centre
1.38 km Kramerville Retail Centre



HOSPITAL/CLINIC

0.82 km Wendywood Municipal Clinic
1.05 km Manor Baby Clinic
1.05 km Dr A Gangaram



EDUCATION

0.37 km Acorn Pre-Primary Nursery School
0.3 km Cherry Blossom Nursery School
0.38 km Opti

Disclaimer

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