

# Comparative Market Analysis for: 90 Water Road



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**ONLY REALTY**  
PROPERTY GROUP



## Property Details

### Property Overview



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2710 (m<sup>2</sup> / ha)

### Address

90 Water Road

Walmer 6070

Gqeberha

Nelson Mandela Bay

Eastern Cape



### Details

|                      |                              |                         |                                  |
|----------------------|------------------------------|-------------------------|----------------------------------|
| Property Description | <b>ERF 809 WALMER</b>        | Deeds Extent            | <b>2710 (m<sup>2</sup> / ha)</b> |
| Property Type        | <b>Full Title</b>            | Surveyor General Extent | <b>2715 (m<sup>2</sup> / ha)</b> |
| Property Key         | <b>C05900380000080900000</b> | Estimated Floor Size    | <b>474 m<sup>2</sup></b>         |
| Erf Number           | <b>809</b>                   | Mapcode                 | <b>4CR.43</b>                    |
| Unit Number          | <b>00000</b>                 | Municipal Valuation     | -                                |
| Portion Number       | <b>0</b>                     | Valuation Date          | -                                |
| Lat/Long             | <b>-33.97763,25.58424</b>    |                         |                                  |



Powered by LOOM | 03 Mar 2026

# Estimated Price Per m<sup>2</sup>

## Calculated Property Estimate

|                                                    |                  |
|----------------------------------------------------|------------------|
| Estimated Property Price Per m <sup>2</sup>        | <b>R 949</b>     |
| Estimated Property Building Size (m <sup>2</sup> ) | <b>474</b>       |
| Estimated Property Sale Price                      | <b>R 450,000</b> |

## Calculated Avg Area Estimate

|                                                    |                    |
|----------------------------------------------------|--------------------|
| Estimated Avg Area Price Per m <sup>2</sup>        | <b>R 8,325</b>     |
| Estimated Avg Area Building Size (m <sup>2</sup> ) | <b>425.31</b>      |
| Estimated Avg Area Sale Price                      | <b>R 3,540,769</b> |

## Manually Calculated Estimate

|                                    |                    |
|------------------------------------|--------------------|
| My Price Per m <sup>2</sup>        | <b>R 12,500</b>    |
| My Building Size (m <sup>2</sup> ) | <b>324.71</b>      |
| My Sale Price                      | <b>R 4,058,875</b> |

## Ownership

### Deeds Overview

|                   |                    |                    |                  |
|-------------------|--------------------|--------------------|------------------|
| Title Deed Number | <b>T53898/1999</b> | Transaction Amount | <b>R 450,000</b> |
| Capture Date      | <b>24 Jun 1999</b> | Deeds Town         | <b>WALMER</b>    |
| Registration Date | <b>09 Jul 1999</b> | Deeds Office       | <b>CAPE TOWN</b> |
| Transaction Date  | <b>22 Oct 1998</b> |                    |                  |

### Current Owner

|      |                                                                                       |                                                                                       |
|------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 100% | LIANDOR TRUST                                                                         | 3333                                                                                  |
|      |  - |  - |

### Bond Information

|                 |                   |             |                    |
|-----------------|-------------------|-------------|--------------------|
| B104127/2007CTN | G B S MUTUAL BANK | 08 Nov 2007 | <b>R 4,800,000</b> |
|-----------------|-------------------|-------------|--------------------|

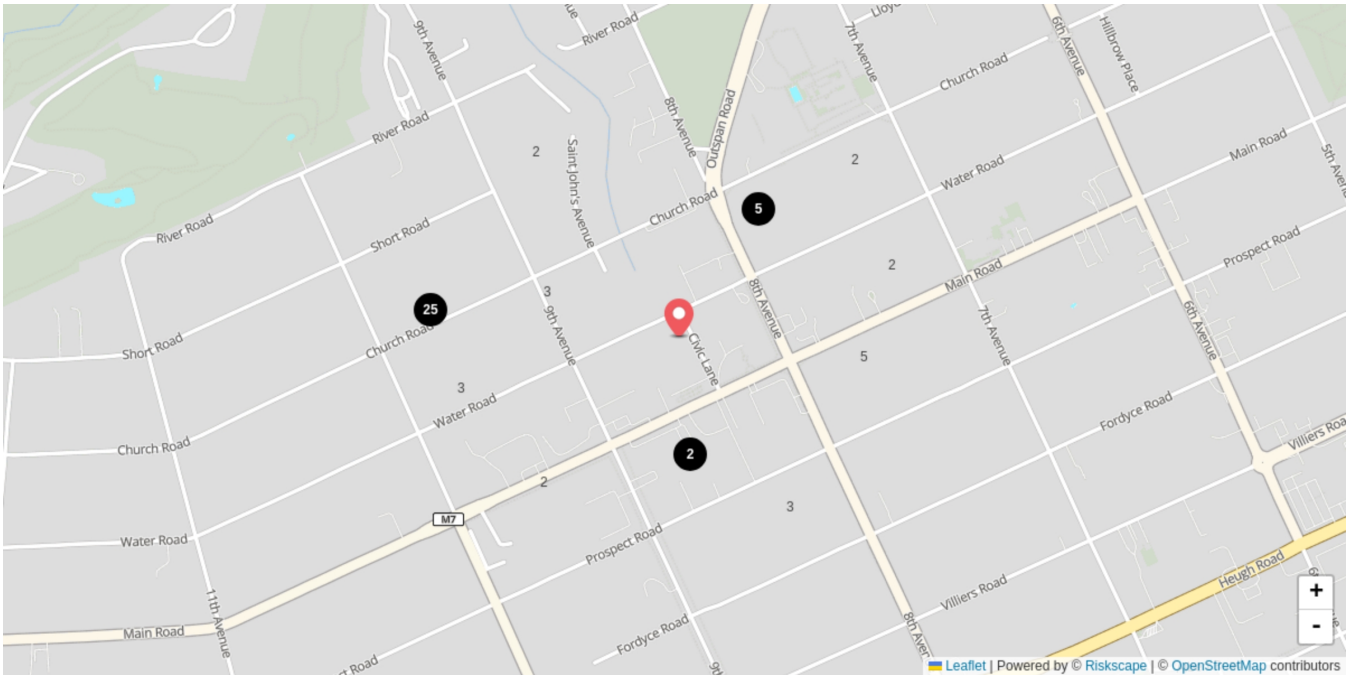
### Transfer History

| Registration Date | Transaction Date | Transaction Amount |
|-------------------|------------------|--------------------|
| 09 Jul 1999       | 22 Oct 1998      | <b>R 450,000</b>   |



## Recent Sales and Registrations

Average Sale Price: R 4,088,800

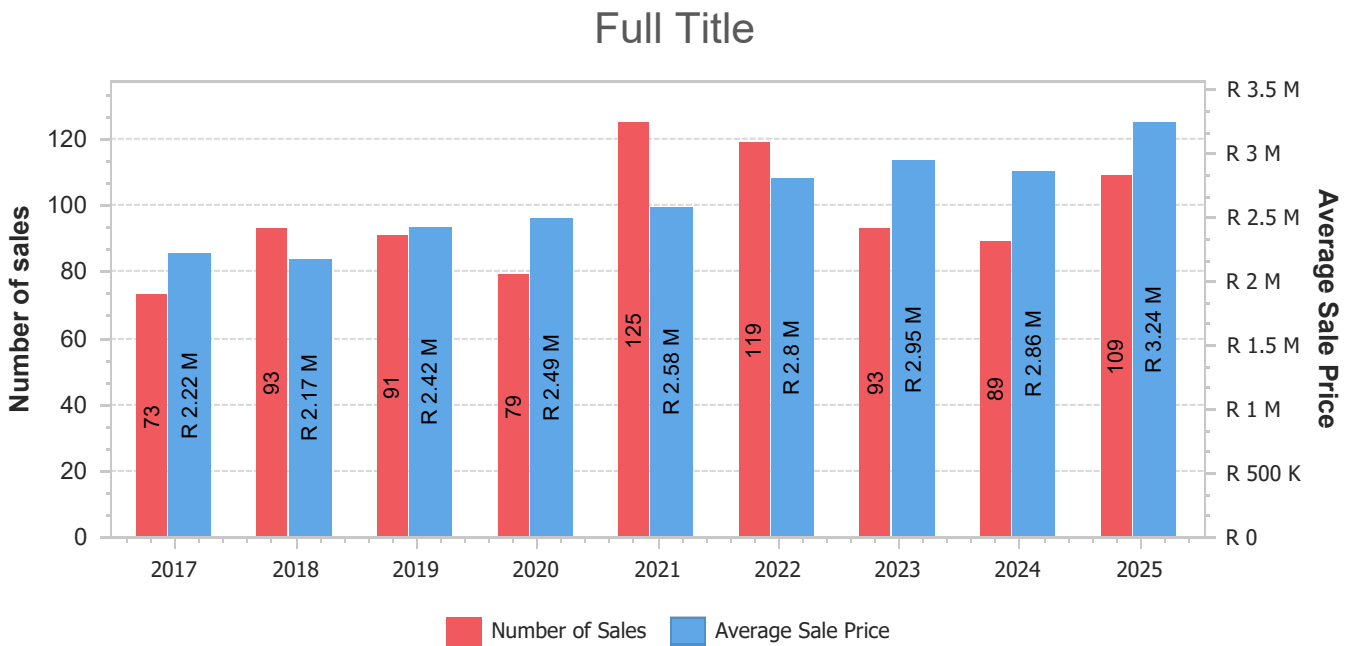


| Property Address |                       |             |            |                  |                   |               |   |   |  |
|------------------|-----------------------|-------------|------------|------------------|-------------------|---------------|---|---|--|
| Building Extent  | Erf Extent            | Unit Number | Erf Number | Transaction Date | Registration Date | Selling Price |   |   |  |
| 1                | 87 Water Road         |             |            |                  |                   |               |   |   |  |
| 468 m²           | 1983 m²               | 00000       | 2546       | 24 Oct 2023      | 10 May 2024       | R 3,800,000   | - | - |  |
| 2                | 128 Main Road         |             |            |                  |                   |               |   |   |  |
| -                | 4191 m²               | 00000       | 170        | 10 Mar 2025      | 04 Jul 2025       | R 14,000,000  | - | - |  |
| 3                | 102 Church Road       |             |            |                  |                   |               |   |   |  |
| -                | 1498 m²               | 00000       | 3323       | 09 Dec 2023      | 01 Mar 2024       | R 3,250,000   | - | - |  |
| 4                | 106 Church Road       |             |            |                  |                   |               |   |   |  |
| -                | 2487 m²               | 00000       | 656        | 10 Nov 2025      | 23 Dec 2025       | R 4,750,000   | - | - |  |
| 5                | 3 Trinity Close       |             |            |                  |                   |               |   |   |  |
| 205 m²           | 571 m²                | 00000       | 6896       | 15 Jan 2024      | 23 Feb 2024       | R 2,000,000   | - | - |  |
| 6                | 104 Main Road         |             |            |                  |                   |               |   |   |  |
| 309 m²           | 1435 m²               | 00000       | 967        | 29 Jan 2024      | 06 May 2024       | R 2,645,000   | - | - |  |
| 7                | 103A Water Road       |             |            |                  |                   |               |   |   |  |
| 298 m²           | 1092 m²               | 00000       | 4178       | 14 Mar 2025      | 14 May 2025       | R 2,400,000   | - | - |  |
| 8                | 146 Main Road         |             |            |                  |                   |               |   |   |  |
| -                | 1089 m²               | 00000       | 11294      | 04 Aug 2025      | 05 Nov 2025       | R 12,000,000  | - | - |  |
| 9                | 106 Prospect Road     |             |            |                  |                   |               |   |   |  |
| -                | 1545 m²               | 00000       | 1113       | 07 Apr 2025      | 12 Jun 2025       | R 2,050,000   | - | - |  |
| 10               | 148 Main Road         |             |            |                  |                   |               |   |   |  |
| 389 m²           | 2379 m²               | 00000       | 987        | 08 Jul 2024      | 16 Oct 2024       | R 4,500,000   | - | - |  |
| 11               | 101 Prospect Road     |             |            |                  |                   |               |   |   |  |
| -                | 968 m²                | 00000       | 165        | 29 Apr 2024      | 27 Aug 2024       | R 1,600,000   | - | - |  |
| 12               | 9 Saint John's Avenue |             |            |                  |                   |               |   |   |  |
| -                | 2301 m²               | 00000       | 2578       | 12 Apr 2024      | 28 May 2024       | R 3,100,000   | - | - |  |
| 13               | 99 Prospect Road      |             |            |                  |                   |               |   |   |  |
| -                | 2141 m²               | 00000       | 964        | 23 Aug 2024      | 29 Oct 2024       | R 2,340,000   | - | - |  |
| 14               | 96 Main Road          |             |            |                  |                   |               |   |   |  |
| -                | 1413 m²               | 00000       | 960        | 26 Nov 2024      | 25 Apr 2025       | R 2,500,000   | - | - |  |

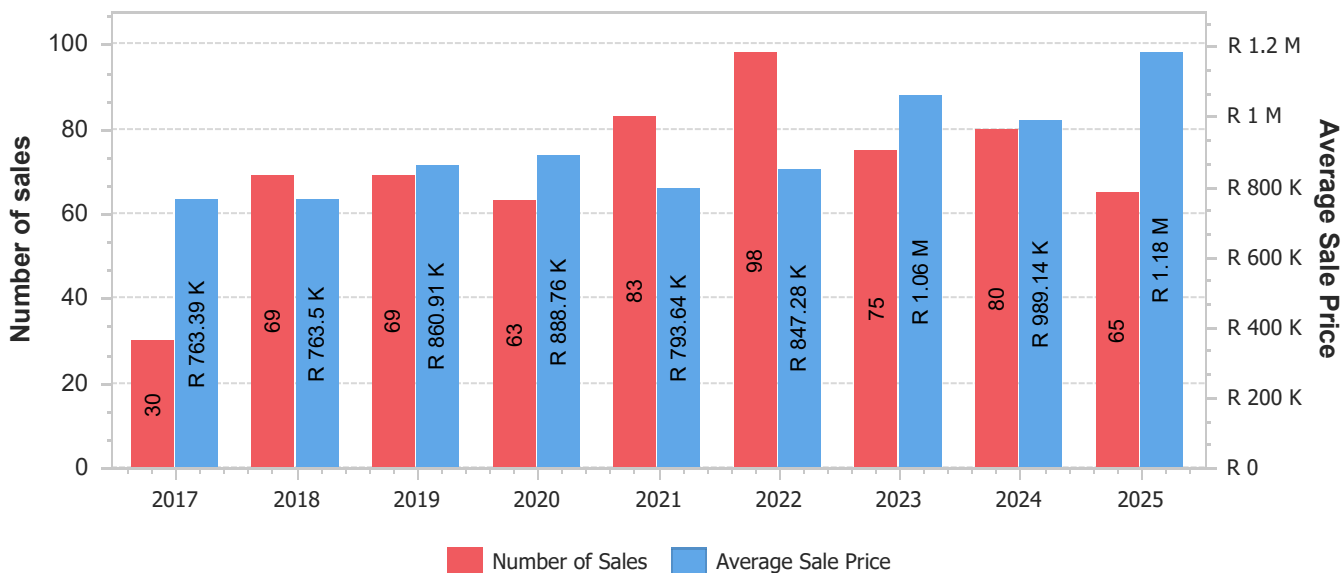
|    |                  |         |       |      |             |             |             |   |   |
|----|------------------|---------|-------|------|-------------|-------------|-------------|---|---|
| 15 | 93 Main Road     |         |       |      |             |             |             |   |   |
|    | -                | 1463 m² | 00000 | 824  | 19 Nov 2024 | 07 Apr 2025 | R 3,500,000 | - | - |
| 16 | 124 Water Road   |         |       |      |             |             |             |   |   |
|    | 341 m²           | 1054 m² | 00000 | 5953 | 22 Feb 2024 | 15 Aug 2024 | R 2,650,000 | - | - |
| 17 | 107 Water Road   |         |       |      |             |             |             |   |   |
|    | -                | 1983 m² | 00000 | 2596 | 21 Oct 2024 | 30 Jan 2025 | R 3,500,000 | - | - |
| 18 | 94 Main Road     |         |       |      |             |             |             |   |   |
|    | 371 m²           | 1435 m² | 00000 | 959  | 17 Apr 2025 | 12 Aug 2025 | R 4,200,000 | - | - |
| 19 | 67 9th Avenue    |         |       |      |             |             |             |   |   |
|    | 1027 m²          | 3974 m² | 00000 | 2558 | 21 Sep 2025 | 01 Dec 2025 | R 8,350,000 | - | - |
| 20 | 175 Fordyce Road |         |       |      |             |             |             |   |   |
|    | 309 m²           | 1563 m² | 00000 | 1116 | 12 Mar 2025 | 21 Jul 2025 | R 1,995,000 | - | - |
| 21 | 20 8th Avenue    |         |       |      |             |             |             |   |   |
|    | 443 m²           | 2675 m² | 00000 | 1120 | 02 Apr 2024 | 23 Jul 2024 | R 3,390,000 | - | - |
| 22 | 58 Church Road   |         |       |      |             |             |             |   |   |
|    | 408 m²           | 1512 m² | 00000 | 95   | 09 Oct 2024 | 30 Jan 2025 | R 3,400,000 | - | - |
| 23 | 87 Main Road     |         |       |      |             |             |             |   |   |
|    | 444 m²           | 1431 m² | 00000 | 829  | 02 May 2023 | 30 Jan 2024 | R 3,000,000 | - | - |
| 24 | 51 Water Road    |         |       |      |             |             |             |   |   |
|    | -                | 2141 m² | 00000 | 633  | 26 May 2024 | 10 Jul 2024 | R 3,600,000 | - | - |
| 25 | 91 Church Road   |         |       |      |             |             |             |   |   |
|    | 517 m²           | 2233 m² | 00000 | 1997 | 05 Mar 2024 | 23 May 2024 | R 3,700,000 | - | - |



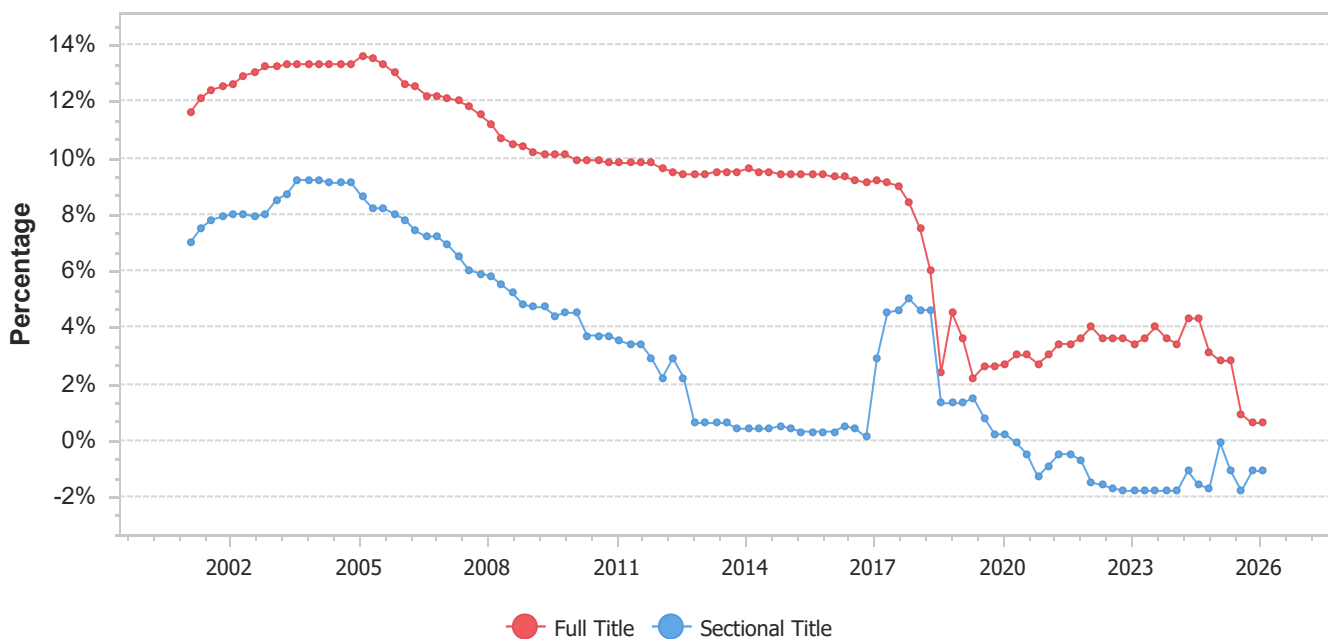
Sales History in Area



## Sectional Title



## Average Quarterly Growth Rates



## Full Title

| Year      | Q1      | Q2      | Q3      | Q4      | Total   |
|-----------|---------|---------|---------|---------|---------|
| 2001-2005 | 12.86 % | 13.02 % | 13.06 % | 13.06 % | 13 %    |
| 2006-2010 | 11.2 %  | 11.04 % | 10.9 %  | 10.8 %  | 10.99 % |
| 2011-2015 | 9.56 %  | 9.54 %  | 9.52 %  | 9.5 %   | 9.53 %  |
| 2016-2020 | 6.46 %  | 5.92 %  | 5.24 %  | 5.46 %  | 5.77 %  |
| 2021-2025 | 3.32 %  | 3.54 %  | 3.24 %  | 2.9 %   | 3.25 %  |
| 2026      | 0.6 %   | -       | -       | -       | 0.6 %   |

## Sectional Title

| Year      | Q1      | Q2      | Q3      | Q4      | Total   |
|-----------|---------|---------|---------|---------|---------|
| 2001-2005 | 8.26 %  | 8.3 %   | 8.44 %  | 8.44 %  | 8.36 %  |
| 2006-2010 | 5.94 %  | 5.56 %  | 5.3 %   | 5.22 %  | 5.5 %   |
| 2011-2015 | 1.42 %  | 1.52 %  | 1.38 %  | 0.94 %  | 1.32 %  |
| 2016-2020 | 1.86 %  | 2.2 %   | 1.32 %  | 1.06 %  | 1.61 %  |
| 2021-2025 | -1.22 % | -1.22 % | -1.48 % | -1.42 % | -1.33 % |
| 2026      | -1.1 %  | -       | -       | -       | -1.1 %  |



## LOOM Estimation

Lower Boundary

LOOM Estimation

Upper Boundary

**R 2,900,000**

**R 3,450,000**

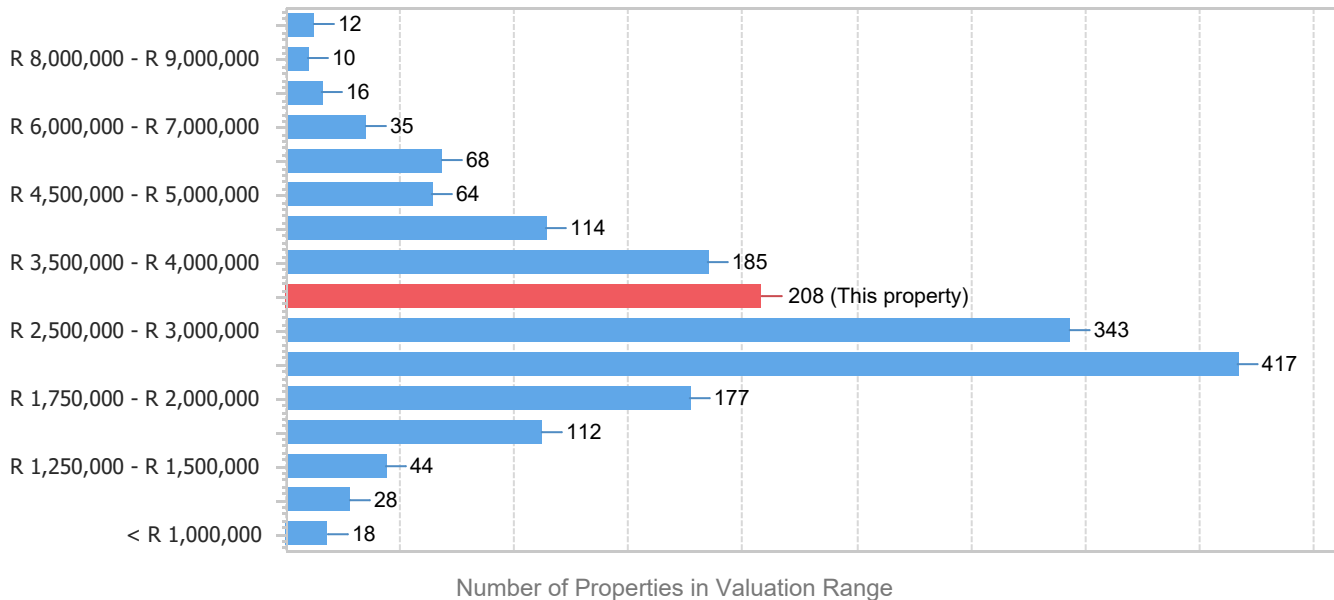
**R 3,650,000**



LOOM Estimate Confidence: **Not Available**

LOOM Estimate Date: -

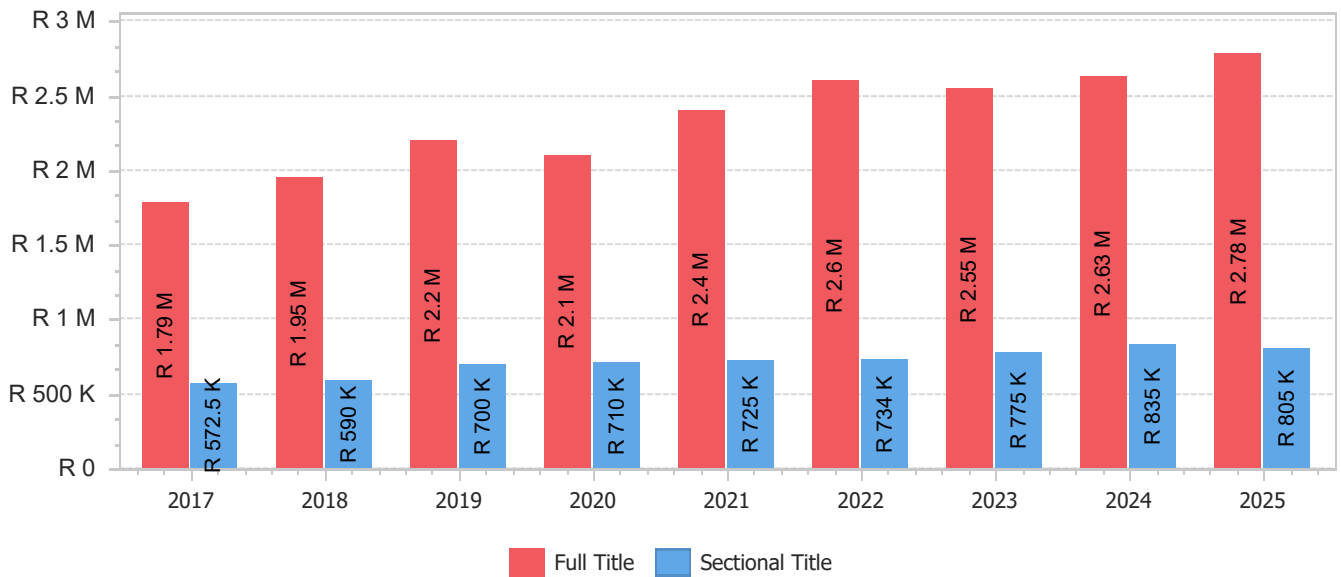
## Full Title



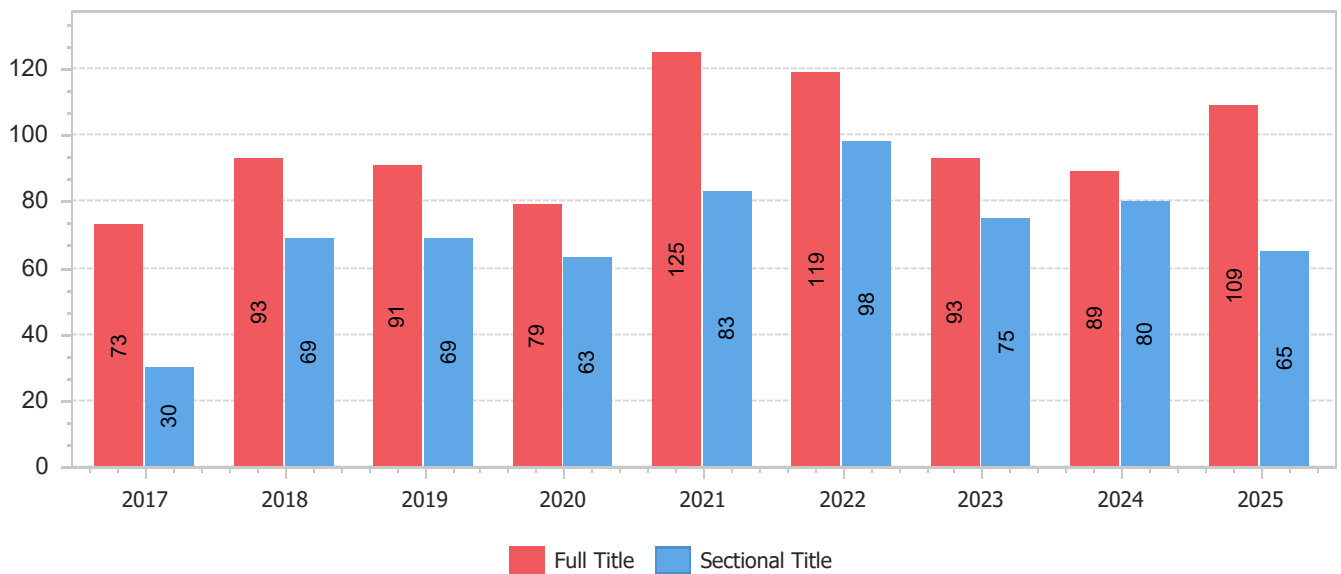


## Suburb Trends

### Median Price



### Number of Transfers



## Area Details

### Nearby Services



Police Station

**WALMER**

0.23 km



Fire Brigade

**Fire Station - South  
End**

5.79 km



Public Hospital

**Livingstone Hospital**

8.47 km



Private Hospital

**Life St. George's  
Hospital**

3.06 km

## Closest Education

|                                                             |                |
|-------------------------------------------------------------|----------------|
| Port Elizabeth Montessori School<br>Private - Primary       | <b>0.58 km</b> |
| Clarendon Park Primary School<br>Public - Primary           | <b>0.68 km</b> |
| Walmer High School<br>Public - Secondary                    | <b>0.83 km</b> |
| Walmer Primary School<br>Public - Primary                   | <b>1.22 km</b> |
| John Masiza Intermediate School<br>Public - Primary         | <b>1.42 km</b> |
| Stedin College<br>Private - Combined                        | <b>1.57 km</b> |
| Harvest Christian School<br>Public - Combined               | <b>1.64 km</b> |
| Laerskool Setlaarspark<br>Public - Primary                  | <b>1.65 km</b> |
| Linkside High School<br>Public - Secondary                  | <b>1.69 km</b> |
| D.F. Malherbe High School<br>Public - Secondary             | <b>1.93 km</b> |
| Theodor Herzl School<br>Private - Combined                  | <b>2.01 km</b> |
| Grey Boys' High School<br>Public - Secondary                | <b>2.13 km</b> |
| Grey Boys Primary School<br>Public - Primary                | <b>2.16 km</b> |
| Newton Tech High School<br>Public - Secondary               | <b>2.52 km</b> |
| Victoria Park Grey Primary School<br>Public - Primary       | <b>2.63 km</b> |
| Victoria Park High School<br>Public - Secondary             | <b>2.65 km</b> |
| Greenwood Primary School<br>Public - Primary                | <b>2.66 km</b> |
| The Hill College<br>Private - Secondary                     | <b>2.67 km</b> |
| Blessings Christian Learning Academy<br>Public - Secondary  | <b>2.69 km</b> |
| Walmer West Primary School<br>Public - Primary              | <b>2.75 km</b> |
| Brylin Learning Centre<br>Public - Combined                 | <b>2.77 km</b> |
| Curro St. George's Preparatory School<br>Private - Combined | <b>2.79 km</b> |

## Closest Shopping

|                                 |                |
|---------------------------------|----------------|
| 9th Avenue Shopping Centre      | <b>0.15 km</b> |
| Total Bonjour                   | <b>0.15 km</b> |
| Our Walmer Centre               | <b>0.17 km</b> |
| Caltex Fresh Stop               | <b>0.21 km</b> |
| The Yard                        | <b>0.40 km</b> |
| Pick n Pay Express              | <b>0.54 km</b> |
| 8th Avenue Centre               | <b>0.74 km</b> |
| Engen Quick Shop                | <b>0.98 km</b> |
| Shell Select                    | <b>1.04 km</b> |
| 144 on Heugh                    | <b>1.12 km</b> |
| Sixth Avenue Shopping Centre    | <b>1.14 km</b> |
| Shop                            | <b>1.25 km</b> |
| The Avenues Shopping Centre     | <b>1.28 km</b> |
| Time Square - Walmer            | <b>1.37 km</b> |
| Sasol Delight                   | <b>1.76 km</b> |
| Five Ways Centre                | <b>2.41 km</b> |
| Engen Quick Shop                | <b>2.44 km</b> |
| Walmer Park Shopping Centre     | <b>2.48 km</b> |
| Pick n Pay Express              | <b>2.52 km</b> |
| 1st Avenue Shopping Centre      | <b>2.61 km</b> |
| Caltex Shop                     | <b>2.64 km</b> |
| Walmer Downs Family Centre      | <b>2.74 km</b> |
| Moffet on Main Lifestyle Centre | <b>2.85 km</b> |
| 17th Quarter Centre             | <b>2.85 km</b> |
| Engen Quick Shop                | <b>2.85 km</b> |



|                                                                  |         |
|------------------------------------------------------------------|---------|
| Blessings Christian Primary Learning Academy<br>Public - Primary | 2.83 km |
| Collegiate Girls' High School<br>Public - Secondary              | 3.03 km |
| Erica Girls' Primary School<br>Public - Primary                  | 3.04 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 |
|--------|---------------|---------------------|-----------------|--------------|--------------|-------------------|----------|

### Highest Frequency Income Class

|        |               |                     |                 |              |              |                   |          |
|--------|---------------|---------------------|-----------------|--------------|--------------|-------------------|----------|
| Lowest | Second Lowest | Low Emerging Middle | Emerging Middle | Lower Middle | Upper Middle | Emerging Affluent | Affluent |
|--------|---------------|---------------------|-----------------|--------------|--------------|-------------------|----------|

Upper Middle is: R 647 953 to R 1 394 794

## Suburb Population

| Time  | Population | Density | Category |
|-------|------------|---------|----------|
| Day   | 12501      | 1156    | High     |
| Night | 5704       | 527     | 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 |
|-----------------------|----------|-----|----------|------|-----------|

High: 16.56 crimes per 1000 households (11.99 complexes, 11.99 estates)

## Weather

|                             |                            |                      |                                                                                                                                |                                      |                  |
|-----------------------------|----------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|------------------|
| <b>Temperature</b>          |                            |                      | <b>Climate</b>                                                                                                                 |                                      |                  |
| 9.40 °C<br>Min Avg          | 19.04 °C<br>Annual Average | 27.09 °C<br>Max Avg  | 36.50 mm<br>Min Avg                                                                                                            | 541.60 mm<br>Average Yearly Rainfall | 56 mm<br>Max Avg |
| <b>Comfortability Index</b> |                            |                      |  0.70 Annual Lightning Days Density Per km² |                                      |                  |
| 51.82 %<br>Day Avg          | 74.13 %<br>Annual Average  | 96.44 %<br>Night Avg |  1 Annual Hail Days                         |                                      |                  |

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