What this home can let for

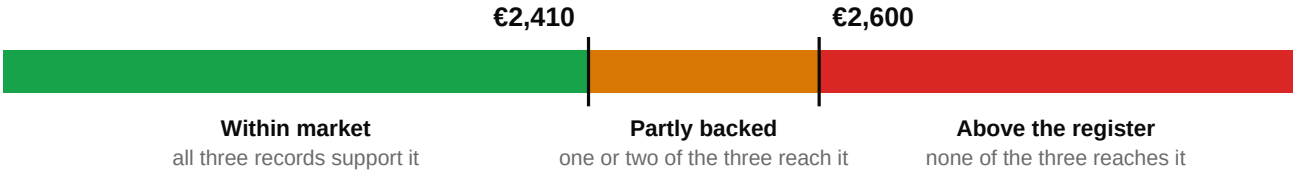
, Castle View House, Castle Road, · Killiney - Shankill

75 m² | BER B3 | 2-bed apartment

€2,410 to €2,600 a month

Market rent for this home from the RTB Rent Register. Where you set it in this range is your call.

All three records in the notice support €2,410; at least one reaches €2,600.



€2,410: all three records cited in the notice support it, each recomputed for your 75 m² and BER B3 (75 m² B3 €2,600 → €2,600; 75 m² C2 €2,525 → €2,571; 75 m² C1 €2,395 → €2,417). From €2,410 to €2,600 fewer records back the rent as it rises: RT-0626-... up to €2,600, RT-0926-... up to €2,571, RT-0926-... up to €2,417. The notice still shows all three, lower ones included. Above €2,600: no close match; 4 records in the wider set recompute higher (€2,608 to €2,715) but are further from your home in BER, size or date (Appendix A says why for each).

Typical similar home here: €2,410, the middle of the 43 in the comparable set; 30 of them recompute lower than €2,550. A home let empty and in good order is normally priced in the upper part of that set, which is where €2,550 sits.

136 returned by the register → 70 began in the last 12 months (rent still as first set) → 69 within 35% of your floor area → 53 BER within 3 grades → 50 BER on the register → 43 not far below the local median → 3 chosen. Every one of the 136 is listed in Appendix A with the reason it is in or out.

WHY MARKET RENT APPLIES HERE

No tenancy in the last 2 years

The rent increase restriction does not apply to this letting (Part D of the notice, ticked for you).

The rent must still not be above market rent, which the three records show.

Always

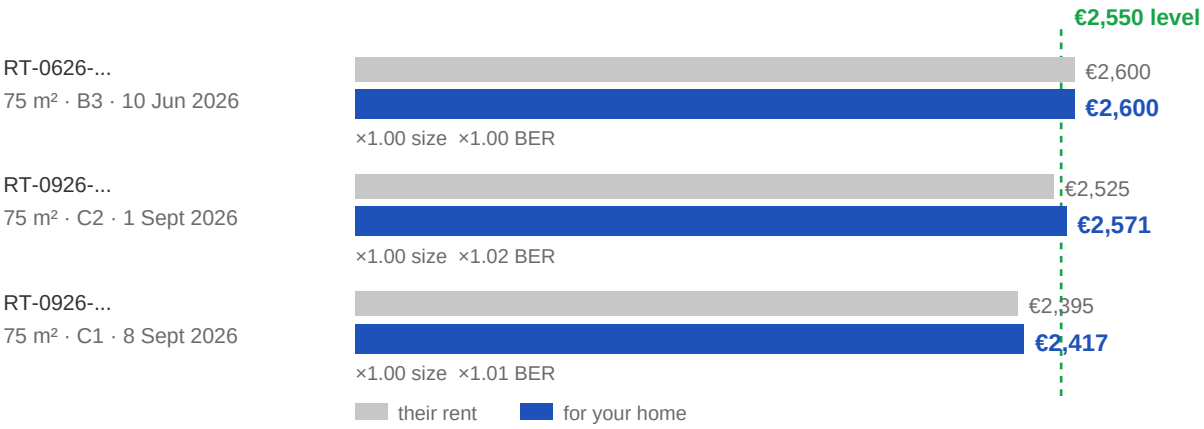
Never above market rent (s.19).

Three register records go in the rent setting notice.

Keep the register printout with it.

How we got there

1. THE THREE CITED: THE CLOSEST LETTINGS TO YOUR HOME, RECOMPUTED FOR 75 M², BER B3



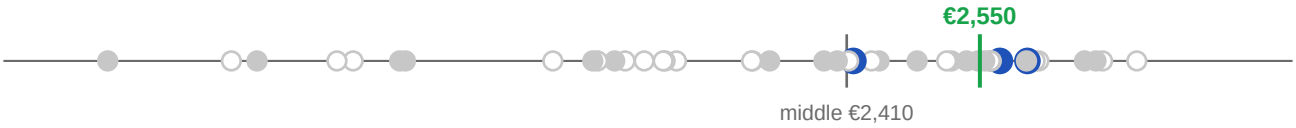
€2,550 is inside the range of these three once recomputed, held at the upper quarter of the close matches, and also where the upper quarter of the 24 close matches begins (section 2).

RT-0626-... : 75 m², the same as yours, so no size adjustment. BER B3, the same grade as yours. €2,600 × 1.00 × 1.00 = €2,600.

RT-0926-... : 75 m², the same as yours, so no size adjustment. BER C2 is 2 grades worse than your B3; at about 1% per grade, ×1.02. €2,525 × 1.00 × 1.02 = €2,571.

RT-0926-... : 75 m², the same as yours, so no size adjustment. BER C1 is 1 grade worse than your B3; at about 1% per grade, ×1.01. €2,395 × 1.00 × 1.01 = €2,417.

2. WHERE €2,550 SITS AMONG ALL 43 COMPARABLE HOMES (24 CLOSE ENOUGH TO CITE)

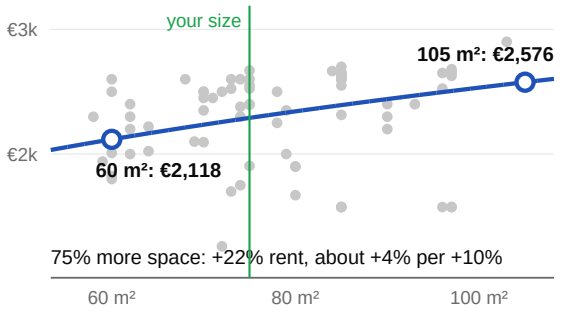


30 of 43 recompute lower, 13 at or above; the middle of the set is €2,410. Blue dots: the three cited; grey: close enough to cite; hollow: in the set but not close enough. Of the 43, 24 are close enough to cite in a notice (size within about 15%, BER within two grades, recent, little recomputing needed); the rest are in the set and in Appendix A with the reason they were not cited. Left out of the set altogether: tenancies that began over 12 months ago (their rent may have been reviewed since), more than 35% off your size, a different number of bedrooms, no BER on the register or 3 BER grades away, rents under 65% of the local median.

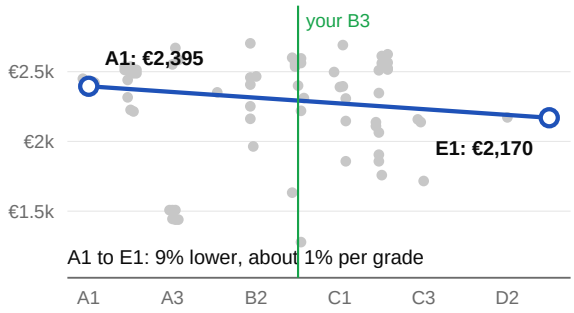
3. WHERE THE 4% AND 1% COME FROM: 71 LETTINGS OF APARTMENTS IN KILLINEY - SHANKILL

A line drawn through 71 registered lettings of apartments (all bedroom counts) in Killiney - Shankill: how rent changes with floor area, and, with every home brought to your size, with BER grade. Its slope gives the two percentages. The RTB publishes no such multipliers, so a tenant may read the three rents as they stand; that is why the three cited are records that need little recomputing.

Rent by floor area



Rent by BER, every home brought to 75 m²



Grey dots: the 71 lettings listed below, all in Appendix A. Blue line: the best fit; each of the three records above is moved along it to your size and grade.

RT-0626-...	RT-0826-...	RT-0926-...	RT-0726-...	RT-1225-...	RT-0526-...	RT-1125-...	RT-0726-...	RT-0926-...
RT-0926-...	RT-0426-...	RT-0326-...	RT-0826-...	RT-0426-...	RT-0826-...	RT-0726-...	RT-0826-...	RT-1025-...
RT-0126-...	RT-0926-...	RT-0826-...	RT-0726-...	RT-0726-...	RT-0626-...	RT-0926-...	RT-0426-...	RT-0826-...
RT-0726-...	RT-0726-...	RT-0126-...	RT-0526-...	RT-0226-...	RT-1225-...	RT-0626-...	RT-0526-...	RT-0126-...
RT-0526-...	RT-0925-...	RT-0926-...	RT-0826-...	RT-0626-...	RT-1025-...	RT-1025-...	RT-1025-...	RT-0726-...
RT-0326-...	RT-0925-...	RT-0926-...	RT-0826-...	RT-0826-...	RT-0826-...	RT-1225-...	RT-0326-...	RT-1025-...
RT-1025-...	RT-1025-...	RT-1225-...	RT-0326-...	RT-1125-...	RT-0426-...	RT-0226-...	RT-0126-...	RT-0126-...
RT-0126-...	RT-0826-...	RT-1025-...	RT-0626-...	RT-0526-...	RT-0526-...	RT-0526-...	RT-0926-...	

Into the RTB form

Notice of Rent Setting (rtb.ie). A copy with these fields already filled is the next file in this pack; blank boxes are yours to fill when you let.

Part A · Dwelling		
2. Address	**, Castle View House, Castle Road,**	
3. Eircode		
6. Tenancy start date		you fill in
7. Floor area	**75 m²**	
8. BER	**B3**	

Part B · Rent		
10. New rent	**€2,550 a month**	
15. Date signed and served		you fill in
16. Rule applied	**Exemption from rent increase restrictions (market rent)**	
17. RTB Rent Calculator	**Not applicable**	

Part C · Comparable dwellings		
1. RT number · rent	RT-0626-...	**· €2,600**
2. RT number · rent	RT-0926-...	**· €2,525**
3. RT number · rent	RT-0926-...	**· €2,395**

Part D · Why market rent applies	
20. Reason	**No tenancy in the last 2 years**

Part E · Attached	
a	**RTB Rent Register results, refs , , , , , **

Part F · Landlord		
23. Name		you fill in
29. Signature		you fill in

IF AN APPLICANT ASKS HOW THE RENT WAS SET

> “Rent is set with reference to the RTB Rent Register: three registered 2-bed apartments in Killiney - Shankill let at €2,395 to €2,600 a month for 75 to 75 m². This apartment is 75 m², BER B3.”

Prepared by Marlay Lettings from the RTB Rent Register on 24 Sept 2026; the register rows are the evidence, the recomputation is our reading of them. The RTB publishes no size or BER multipliers.

DATES THAT MATTER

A few days before you let	This report is dated 24 Sept 2026. If the tenancy starts more than two weeks later, refresh it first: the register changes every week, and the three records must hold on the day the rent is set. One refresh is free at rentprices.ie/account, later ones cost 1 credit.
Day the tenancy starts	Notice of Rent Setting to the tenant, with the three RT numbers and Part D filled (s.12(1)(i)).
Within 1 month of the start	The same notice to the RTB Service Centre (s.12(6)), and register the tenancy with this rent. Miss either and the RTB writes twice, then issues a €100 fixed payment notice.
Keep together	This report, the register printout (refs , , , , ,), the served notice and proof of service.
Any time	A sitting tenant may refer a rent they believe is above market rent to the RTB (s.19); there is no 28-day cut-off for a new letting, so the three records must hold for the whole tenancy.

IF THE RENT IS DISPUTED

What you bring

The three RT numbers with the rents as registered, plus the recomputation on page 2 showing each supports the figure.

Appendix A: every record the register returned and why it is in or out, so nothing looks picked to fit.

What an adjudicator weighs

How similar the three are in size, bedrooms, BER and area, and how recent.

Whether the tenant has three of their own that are closer and cheaper. The middle of the comparable set (page 1) is where a decision tends to land.

The RTB Rent Register returned 136 records to 6 searches on 24 Sept 2026 (search references , , , , ,). Each search is one set of filters on rtb.ie (area, dwelling type, bedrooms, BER, floor area); the reference is on its results page. The register shows at most 30 results per search, so this is every record those searches surfaced, not every tenancy in the area.

Where the searches went, and why. Ring 1, your own electoral area: Killiney - Shankill (Co. Dun Laoghaire-Rathdown), 6 searches, 180 records.

Your home: 2-bed apartment, 75 m², BER B3, Killiney - Shankill. Each record was held against it in the order of the groups below; a record is grouped by the first reason that applies, and every other reason it fails is listed after it. Red cells mark the values that put it outside the comparable set. † marks a record just outside the fence (a few m², one BER grade or one month over). Blank cells are blank on the register itself. Dates marked * are the earlier of the register's start date and the month in the RT number of an annual registration.

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
Chosen three (3)										
RT-0926-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C1	75	€2,395	8 Sept 2026	New	one of the three closest homes, cited in the notice: €2,417 for your home
RT-0926-...	Killiney - Shankill	Shankill-Rathsallagh	Apartment	2	C2	75	€2,525	1 Sept 2026	New	one of the three closest homes, cited in the notice: €2,571 for your home
RT-0626-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	B3	75	€2,600	10 Jun 2026	New	one of the three closest homes, cited in the notice: €2,600 for your home
In the comparable set (40)										
RT-0926-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	70	€2,095	31 Aug 2026	New	close match: 70 m², 7% smaller
RT-0926-...	Killiney - Shankill		Apartment	2	C	73	€2,600	19 Aug 2026	New	close match, supports €2,672 for your home
RT-0826-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B2	70	€2,350	15 Aug 2026	New	close match: 70 m², 7% smaller
RT-0826-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	79	€2,350	14 Aug 2026	New	close match: 79 m², 5% larger
RT-0826-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	A3	85	€2,700	1 Aug 2026	New	not close enough to cite: 85 m², 13% larger, recomputed down 7%; RT-0926-... (75 m², C2) is closer on size
RT-0826-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	70	€2,450	31 Jul 2026	New	close match, supports €2,555 for your home
RT-0826-...	Killiney - Shankill	Killiney South	Apartment	2	B2	78	€2,500	27 Jul 2026	New	close match: 78 m², 4% larger
RT-0726-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C2	75	€1,905	26 Jul 2026	New	close match: BER C2, 1 letter worse
RT-0826-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	B3	72	€2,500	20 Jul 2026	New	close match: 72 m², 4% smaller
RT-0726-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C1	71	€2,450	9 Jul 2026	New	close match: 71 m², 5% smaller
RT-0726-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	78	€2,250	3 Jul 2026	New	close match: 78 m², 4% larger
RT-0726-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	C2	74	€1,750	1 Jul 2026	New	close match: BER C2, 1 letter worse
RT-0726-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	A3	75	€2,552	1 Jul 2026	New	close match: BER A3, 1 letter better
RT-0726-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	A3	75	€2,670	1 Jul 2026	New	supports €2,550, the upper quarter: BER A3, 1 letter better
RT-0726-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C	58	€2,299	1 Jul 2026	New	€2,561 for your home, but not close enough to cite: 58 m², 23% smaller, recomputed up 11%; RT-0926-... (75 m², C2) is closer on size
RT-0726-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	74	€2,600	30 Jun 2026	New	close match, supports €2,660 for your home
RT-0626-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B1	62	€2,200	19 Jun 2026	New	not close enough to cite: 62 m², 17% smaller, recomputed up 5%; RT-0926-... (75 m², C1) is closer on size
RT-0626-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	59	€1,940	14 Jun 2026	New	not close enough to cite: 59 m², 21% smaller, recomputed up 11%; RT-0926-... (75 m², C1) is closer on size
RT-0826-...	Killiney - Shankill		Apartment	2	B	79	€2,000	6 Jun 2026	New	close match: 79 m², 5% larger, began 4 months ago
RT-0526-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B2	60	€2,500	21 May 2026	New	€2,679 for your home, but not close enough to cite: 60 m², 20% smaller, recomputed up 7%; RT-0626-... (75 m², B3) is closer on size

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0526-...	Killiney - Shankill	Killiney South	Apartment	2	C2	62	€2,400	20 May 2026	New	€2,612 for your home, but not close enough to cite: 62 m², 17% smaller, recomputed up 9%; RT-0626-... (75 m², B3) is closer on size
RT-0526-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	80	€1,670	5 May 2026	New	close match: 80 m², 7% larger, began 5 months ago
RT-0626-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	68	€2,600	27 Apr 2026	New	€2,715 for your home, but not close enough to cite: 68 m², 9% smaller, began 5 months ago; RT-0626-... (75 m², B3) is closer on size
RT-0426-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	84	€2,666	21 Apr 2026	New	€2,562 for your home, but not close enough to cite: 84 m², 12% larger, began 5 months ago; RT-0926-... (75 m², C2) is closer on size
RT-0426-...	Killiney - Shankill	Shankill-Rathsallagh	Apartment	2	B2	90	€2,400	16 Apr 2026	New	not close enough to cite: 90 m², 20% larger, began 5 months ago; RT-0926-... (75 m², C1) is closer on size
RT-0526-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	90	€2,200	10 Apr 2026	New	not close enough to cite: 90 m², 20% larger, began 5 months ago; RT-0926-... (75 m², C1) is closer on size
RT-0426-...	Killiney - Shankill	Shankill-Rathmichael	Apartment	2	B2	69	€2,100	1 Apr 2026	New	close match: 69 m², 8% smaller, began 6 months ago
RT-0926-...	Killiney - Shankill		Apartment	2	B3	75	€2,400	31 Mar 2026	New	close match: began 6 months ago
RT-0326-...	Killiney - Shankill	Shankill-Rathmichael	Apartment	2	B3	70	€2,500	1 Mar 2026	New	close match, supports €2,561 for your home
RT-0126-...	Killiney - Shankill	Killiney North	Apartment	2	C1	80	€1,900	22 Jan 2026	New	not close enough to cite: began 8 months ago, 80 m², 7% larger; RT-0926-... (75 m², C1) is closer on date
RT-0226-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	80	€1,900	1 Jan 2026	New	not close enough to cite: began 9 months ago, 80 m², 7% larger; RT-0926-... (75 m², C1) is closer on date
RT-0126-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B2	62	€2,300	21 Dec 2025	New	not close enough to cite: 62 m², 17% smaller, began 9 months ago; RT-0926-... (75 m², C1) is closer on size
RT-1225-...	Killiney - Shankill	Shankill-Rathmichael	Apartment	2	B3	74	€2,300	4 Dec 2025	New	close match: began 10 months ago
RT-0326-...	Killiney - Shankill	Killiney South	Apartment	2	C2	62	€2,000	28 Nov 2025	New	not close enough to cite: 62 m², 17% smaller, began 10 months ago; RT-0926-... (75 m², C1) is closer on size
RT-1225-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C3	90	€2,300	28 Nov 2025	New	not close enough to cite: 90 m², 20% larger, began 10 months ago; RT-0926-... (75 m², C1) is closer on size
RT-1125-...	Killiney - Shankill	Shankill-Rathmichael	Apartment	2	B3	73	€2,524	19 Nov 2025	New	close match: began 10 months ago
RT-1225-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	70	€2,500	17 Nov 2025	New	€2,608 for your home, but not close enough to cite: began 10 months ago, 70 m², 7% smaller; RT-0626-... (75 m², B3) is closer on date
RT-1225-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C3	64	€2,023	13 Nov 2025	New	not close enough to cite: 64 m², 15% smaller, began 10 months ago; RT-0926-... (75 m², C1) is closer on size
RT-1025-...	Killiney - Shankill	Shankill-Rathsallagh	Apartment	2	C1	74	€2,379	3 Oct 2025	New	not close enough to cite: began 12 months ago; RT-0926-... (75 m², C1) is closer on date
RT-0925-...	Killiney - Shankill	Killiney South	Apartment	2	C3	73	€1,700	1 Oct 2025	New	not close enough to cite: began 12 months ago, BER C3, 1 letter worse; RT-0926-... (75 m², C1) is closer on date
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (66)										
RT-0925-... †	Killiney - Shankill	Shankill-Rathmichael	Apartment	2	C2	64	€2,220	**3 Sept 2025**	New	began 13 months ago, rent may have changed since
RT-0925-... †	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	70	€2,600	**Sept 2025***	Annual	began 13 months ago, rent may have changed since
RT-0925-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	85	**€1,575**	**Sept 2025***	Annual	began 13 months ago, rent may have changed since; €1,575, one of 9 lettings at the same rent: a scheme, not open market
RT-0925-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	85	**€1,575**	**Sept 2025***	Annual	began 13 months ago, rent may have changed since; €1,575, one of 9 lettings at the same rent: a scheme, not open market

RT NUMBER		LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0925-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	A2	92	€2,907	Sept 2025*	Annual	began 13 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0825-...		Killiney - Shankill	Shankill-Rathmichael	Apartment	2	B2	77	€2,075	Aug 2025*	Annual	began 14 months ago, rent may have changed since
RT-0725-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	82	€1,600	Jul 2025*	Annual	began 15 months ago, rent may have changed since; €1,600, one of 5 lettings at the same rent: a scheme, not open market
RT-0725-...		Killiney - Shankill	Shankill-Rathsallagh	Apartment	2	C2	90	€1,790	Jul 2025*	Annual	began 15 months ago, rent may have changed since
RT-0725-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C3	70	€1,611	Jul 2025*	Annual	began 15 months ago, rent may have changed since
RT-0725-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	—	60	€2,142	Jul 2025*	Annual	began 15 months ago, rent may have changed since; no BER on the register; yours is B3 and enough records have one
RT-0725-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	A2	96	€2,625	Jul 2025*	Annual	began 15 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0625-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	85	€1,575	Jun 2025*	Annual	began 16 months ago, rent may have changed since; €1,575, one of 9 lettings at the same rent: a scheme, not open market
RT-0625-...		Killiney - Shankill	Shankill-Rathsallagh	Apartment	2	D2	58	€750	Jun 2025*	Annual	began 16 months ago, rent may have changed since; BER D2, 5 grades from B3; €750, under 65% of median €2,410
RT-0625-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	A2	97	€2,575	Jun 2025*	Annual	began 16 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0625-...		Killiney - Shankill	Shankill-Rathmichael	Apartment	2	—	60	€1,800	May 2025*	Annual	began 16 months ago, rent may have changed since; no BER on the register; yours is B3 and enough records have one
RT-1025-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	B3	60	€2,300	May 2025*	Annual	began 17 months ago, rent may have changed since
RT-0525-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	94	€1,624	May 2025*	Annual	began 17 months ago, rent may have changed since; €1,624, one of 4 lettings at the same rent: a scheme, not open market
RT-0525-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	D1	56	€1,965	May 2025*	Annual	began 17 months ago, rent may have changed since; BER D1, 4 grades from B3
RT-0525-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	B3	80	€2,300	Apr 2025*	Annual	began 17 months ago, rent may have changed since
RT-0525-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A2	92	€1,631	Apr 2025*	Annual	began 17 months ago, rent may have changed since; BER A2, 4 grades from B3; €1,631, one of 4 lettings at the same rent: a scheme, not open market
RT-0525-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A2	94	€1,631	Apr 2025*	Annual	began 17 months ago, rent may have changed since; BER A2, 4 grades from B3; €1,631, one of 4 lettings at the same rent: a scheme, not open market
RT-0425-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	83	€2,350	Apr 2025*	Annual	began 18 months ago, rent may have changed since
RT-0425-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	90	€2,182	Apr 2025*	Annual	began 18 months ago, rent may have changed since
RT-0425-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	A3	96	€2,550	Apr 2025*	Annual	began 18 months ago, rent may have changed since
RT-0425-...		Killiney - Shankill		Apartment	2	A2	91	€2,525	Apr 2025*	Annual	began 18 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0425-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A2	97	€1,614	Mar 2025*	Annual	began 18 months ago, rent may have changed since; BER A2, 4 grades from B3; €1,614, one of 4 lettings at the same rent: a scheme, not open market
RT-0425-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C2	74	€1,942	Mar 2025*	Annual	began 18 months ago, rent may have changed since
RT-0325-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	72	€1,535	Mar 2025*	Annual	began 19 months ago, rent may have changed since; €1,535, under 65% of median €2,410
RT-0325-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B2	60	€2,400	Mar 2025*	Annual	began 19 months ago, rent may have changed since
RT-0325-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	—	60	€2,346	Mar 2025*	Annual	began 19 months ago, rent may have changed since; no BER on the register; yours is B3 and enough records have one

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0325-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	A2	96	€2,650	Mar 2025*	Annual	began 19 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0325-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	65	€1,820	Feb 2025*	Annual	began 19 months ago, rent may have changed since
RT-0225-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	B3	75	€2,040	Feb 2025*	Annual	began 20 months ago, rent may have changed since
RT-0225-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B2	75	€2,700	Feb 2025*	Annual	began 20 months ago, rent may have changed since
RT-0225-...	Killiney - Shankill	Shankill-Rathmichael	Apartment	2	C1	70	€2,400	Feb 2025*	Annual	began 20 months ago, rent may have changed since
RT-0225-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C2	75	€1,637	Feb 2025*	Annual	began 20 months ago, rent may have changed since
RT-0225-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	70	€1,587	Feb 2025*	Annual	began 20 months ago, rent may have changed since; €1,587, one of 5 lettings at the same rent: a scheme, not open market
RT-0225-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	A2	97	€2,575	Jan 2025*	Annual	began 20 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0225-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	A2	97	€2,550	Jan 2025*	Annual	began 20 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0125-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C3	80	€1,975	Jan 2025*	Annual	began 21 months ago, rent may have changed since
RT-0125-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	A2	97	€2,475	Dec 2024*	Annual	began 21 months ago, rent may have changed since; BER A2, 4 grades from B3
RT-0125-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	D2	57	€2,200	Dec 2024*	Annual	began 21 months ago, rent may have changed since; BER D2, 5 grades from B3
RT-0125-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	70	€2,300	Dec 2024*	Annual	began 22 months ago, rent may have changed since
RT-1224-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C3	73	€1,591	Dec 2024*	Annual	began 22 months ago, rent may have changed since; €1,591, one of 5 lettings at the same rent: a scheme, not open market
RT-1124-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	74	€2,300	Nov 2024*	Annual	began 23 months ago, rent may have changed since
RT-1124-...	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	C1	60	€2,397	Nov 2024*	Annual	began 23 months ago, rent may have changed since
RT-1124-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	56	€2,350	Nov 2024*	Annual	began 23 months ago, rent may have changed since
RT-1024-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	70	€1,589	Oct 2024*	Annual	began 24 months ago, rent may have changed since; €1,589, one of 5 lettings at the same rent: a scheme, not open market
RT-1024-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	60	€2,400	Oct 2024*	Annual	began 24 months ago, rent may have changed since
RT-1024-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	80	€2,133	Sept 2024*	Annual	began 24 months ago, rent may have changed since
RT-1220-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B2	79	€1,450	Dec 2020*	Annual	began 70 months ago, rent may have changed since; €1,450, under 65% of median €2,410
RT-1020-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	78	€1,713	Oct 2020*	Annual	began 72 months ago, rent may have changed since
RT-0920-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	59	€1,547	Sept 2020*	Annual	began 73 months ago, rent may have changed since; €1,547, under 65% of median €2,410
RT-0820-...	Killiney - Shankill	Shankill-Rathsallagh	Apartment	2	D2	60	€1,514	Aug 2020*	Annual	began 74 months ago, rent may have changed since; BER D2, 5 grades from B3; €1,514, under 65% of median €2,410
RT-0720-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	B3	60	€1,650	Jul 2020*	Annual	began 75 months ago, rent may have changed since
RT-0720-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	56	€1,430	Jul 2020*	Annual	began 75 months ago, rent may have changed since; €1,430, under 65% of median €2,410
RT-0620-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	77	€1,529	Jun 2020*	Annual	began 76 months ago, rent may have changed since; €1,529, under 65% of median €2,410
RT-1119-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	80	€1,600	Nov 2019*	Annual	began 83 months ago, rent may have changed since; €1,600, one of 5 lettings at the same rent: a scheme, not open market
RT-1019-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C1	75	€1,500	Oct 2019*	Annual	began 84 months ago, rent may have changed since; €1,500, under 65% of median €2,410
RT-0419-...	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	70	€1,950	Apr 2019*	Annual	began 90 months ago, rent may have changed since

RT NUMBER		LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0319-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	C2	80	€1,661	**Mar 2019***	Annual	began 91 months ago, rent may have changed since
RT-0119-...		Killiney - Shankill	Killiney South	Apartment	2	B3	80	€1,834	**Jan 2019***	Annual	began 93 months ago, rent may have changed since
RT-1218-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	81	€1,835	**Dec 2018***	Annual	began 94 months ago, rent may have changed since
RT-1218-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B2	100	€2,753	**Dec 2018***	Annual	began 94 months ago, rent may have changed since
RT-1018-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B1	64	€1,750	**Oct 2018***	Annual	began 96 months ago, rent may have changed since
RT-1018-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	**D1**	93	€2,002	**Oct 2018***	Annual	began 96 months ago, rent may have changed since; BER D1, 4 grades from B3
Left out: floor area outside the fence (1)											
RT-0926-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	**103**	€2,900	25 Aug 2026	New	103 m², 37% larger than 75
Left out: BER more than 3 grades away (16)											
RT-0926-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,600	1 Sept 2026	New	BER A2, 4 grades from B3
RT-0826-...	†	Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	**A2**	96	€2,525	13 Aug 2026	New	BER A2, 4 grades from B3
RT-0826-...	†	Killiney - Shankill		Apartment	2	**A2**	85	€2,600	1 Aug 2026	New	BER A2, 4 grades from B3
RT-0826-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,625	1 Aug 2026	New	BER A2, 4 grades from B3
RT-0826-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,625	1 Aug 2026	New	BER A2, 4 grades from B3
RT-0626-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	**A1**	96	€2,650	18 Jun 2026	New	BER A1, 5 grades from B3
RT-0526-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	**A1**	97	€2,650	27 May 2026	New	BER A1, 5 grades from B3
RT-0526-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	**A1**	97	€2,680	1 May 2026	New	BER A1, 5 grades from B3
RT-0526-...		Killiney - Shankill	Cabinteely-Granitefield	Apartment	2	**A1**	97	€2,627	1 May 2026	New	BER A1, 5 grades from B3
RT-0426-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,550	23 Mar 2026	New	BER A2, 4 grades from B3
RT-0226-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,650	1 Feb 2026	New	BER A2, 4 grades from B3
RT-0126-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,314	6 Jan 2026	New	BER A2, 4 grades from B3
RT-0126-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,600	1 Jan 2026	New	BER A2, 4 grades from B3
RT-0126-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	85	€2,650	1 Jan 2026	New	BER A2, 4 grades from B3
RT-0926-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**D2**	60	€2,009	11 Nov 2025	New	BER D2, 5 grades from B3
RT-1025-...	†	Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	**A2**	93	€2,400	3 Oct 2025	New	BER A2, 4 grades from B3
Left out: no BER on the register while yours is known, and enough records have one (3)											
RT-0326-...		Killiney - Shankill	Shankill-Rathsallagh	Apartment	2	—	60	€1,800	27 Feb 2026	New	no BER on the register; yours is B3 and enough records have one
RT-0326-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	—	60	€2,600	2 Dec 2025	New	no BER on the register; yours is B3 and enough records have one
RT-1125-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	—	60	€1,823	24 Nov 2025	New	no BER on the register; yours is B3 and enough records have one
Left out: rent under 65% of the local median (HAP, social or family lettings), or a block of four or more lettings at one rent well below the rest (cost-rental or social scheme) (7)											
RT-0126-...		Killiney - Shankill	Cabinteely-Loughlinstown	Apartment	2	B3	72	**€1,260**	1 Feb 2026	New	€1,260, under 65% of median €2,410
RT-1025-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	85	**€1,575**	14 Nov 2025	New	€1,575, one of 9 lettings at the same rent: a scheme, not open market
RT-1025-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	85	**€1,575**	3 Nov 2025	New	€1,575, one of 9 lettings at the same rent: a scheme, not open market
RT-1025-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	96	**€1,575**	24 Oct 2025	New	€1,575, one of 9 lettings at the same rent: a scheme, not open market
RT-1025-...		Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	97	**€1,575**	24 Oct 2025	New	€1,575, one of 9 lettings at the same rent: a scheme, not open market

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RT-1025-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	85	**€1,575**	13 Oct 2025	New	€1,575, one of 9 lettings at the same rent: a scheme, not open market
RT-1025-...	Killiney - Shankill	Shankill-Shanganagh	Apartment	2	A3	97	**€1,575**	13 Oct 2025	New	€1,575, one of 9 lettings at the same rent: a scheme, not open market

Groups follow the order the fence is applied: age first (a tenancy that began over 12 months ago may have had its rent reviewed since, and the register shows only today's rent, so only the last 12 months count, whether the record is a new or an annual registration), then time, floor area and rent on record, size, bedrooms (exactly yours), BER, rents far below the local median, and other areas when your own had enough. Colours: green = in the set, red = every failing value. † = just outside the fence.