What this home can let for

, Ballinteer Ave, Ballinteer Dublin 16, · Glencullen - Sandyford

74 m² | BER C2 | 2-bed apartment

€1,756.67 a month

The most you may charge this tenancy. Market rent is not available.

Previous rent €1,700.00 set 15 Jan 2025, plus 3.33%: the lower of 2% a year and inflation.

The figures you gave do not meet the substantial refurbishment test

Primary energy down 110 kWh/m²/yr: short of the 150 the building energy test needs. 1 of the 5 listed works (counting the energy improvement): the other works test needs 3. Repairs, redecoration and anything needed to meet minimum standards do not count. Without the exemption the new rent is capped at €1,756.67: the previous rent €1,700.00 plus 3.33%, the lower of 2% a year and inflation. The market figure in this report is for reference only and Part D is left blank. If the last tenancy ended for another Part D reason, rebuild the report with that reason.

The refurbishment does not meet the legal test on the figures you gave, so no exemption applies and the new rent is capped at the previous rent plus the national limit. The cap lifts 2 years after that tenancy ended; for reference, the register puts market rent for this home at about €2,570 today (page 2).

THE RULE

Test not met

Primary energy down 110 kWh/m²/yr: short of the 150 the building energy test needs.

1 of the 5 listed works (counting the energy improvement): the other works test needs 3.

Previous rent plus the lower of 2% a year and inflation since it was set (RTB Rent Calculator); Part D stays blank.

The notice still carries three register records to show the rent is not above market.

Always

Never above market rent (s.19).

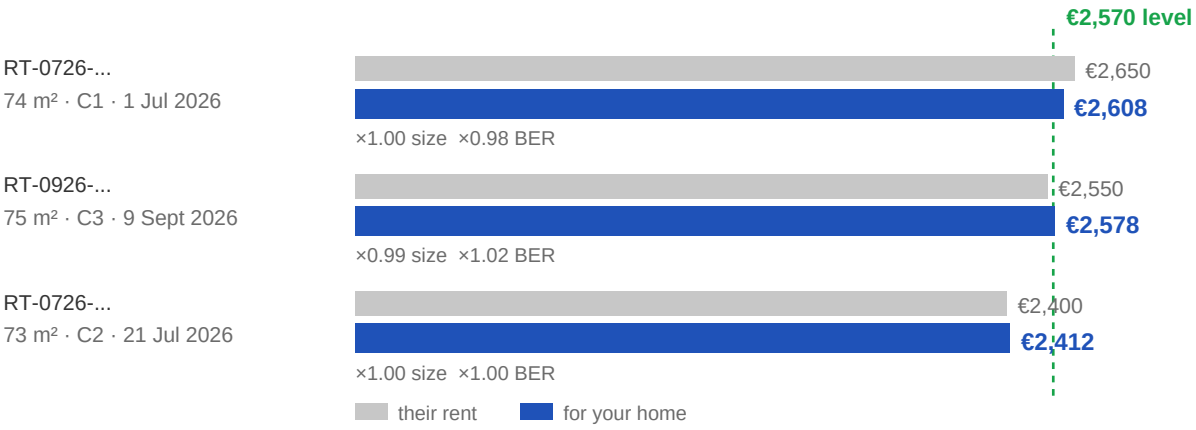
Notice to the tenant at the start; the same to the RTB within a month.

Keep the calculator and register printouts with it.

Market rent, for reference

The cap of €1,756.67 comes from the previous rent, not from the register. The register still matters twice: the notice must cite three registered lettings (Part C), and the rent must never be above market rent (s.19). Here market rent is about €2,570, well above the cap, so the cap is the only limit that binds.

1. THE THREE CITED: THE CLOSEST LETTINGS TO YOUR HOME, RECOMPUTED FOR 74 M², BER C2



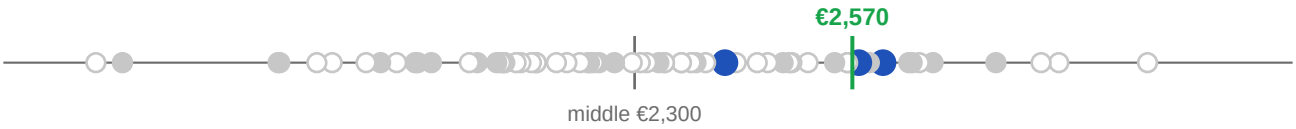
€2,570 is inside the range of these three once recomputed, held at the upper quarter of the close matches, and also where the upper quarter of the 27 close matches begins (section 2).

RT-0726-... : 74 m², the same as yours, so no size adjustment. BER C1 is 1 grade better than your C2; at about 2% per grade, ×0.98. €2,650 × 1.00 × 0.98 = €2,608.

RT-0926-... : 75 m² is 1% larger than your 74 m²; at about 4% of rent per 10% of floor area that is ×0.99. BER C3 is 1 grade worse than your C2; at about 2% per grade, ×1.02. €2,550 × 0.99 × 1.02 = €2,578.

RT-0726-... : 73 m² is 1% smaller than your 74 m²; at about 4% of rent per 10% of floor area that is ×1.00. BER C2, the same grade as yours. €2,400 × 1.00 × 1.00 = €2,412.

2. WHERE €2,570 SITS AMONG ALL 64 COMPARABLE HOMES (27 CLOSE ENOUGH TO CITE)

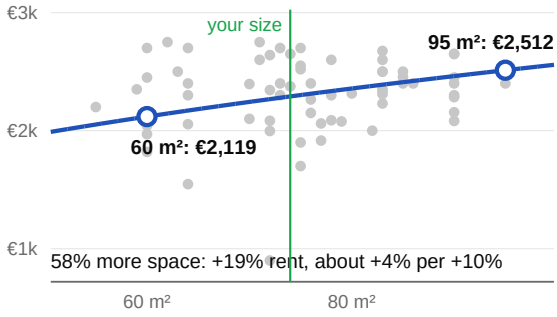


53 of 64 recompute lower, 11 at or above; the middle of the set is €2,300. Blue dots: the three cited; grey: close enough to cite; hollow: in the set but not close enough. Of the 64, 27 are close enough to cite in a notice (size within about 15%, BER within two grades, recent, little recomputing needed); 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.

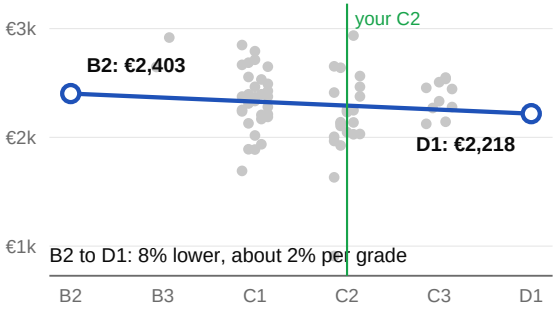
3. WHERE THE 4% AND 2% COME FROM: 66 LETTINGS OF APARTMENTS IN GLENCULLEN - SANDYFORD

A line drawn through 66 registered lettings of apartments (all bedroom counts) in Glencullen - Sandyford: 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 74 m²



Grey dots: the 66 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-0726-...	RT-0726-...	RT-0826-...	RT-0926-...	RT-0726-...	RT-0326-...	RT-0726-...	RT-0526-...	RT-0926-...
RT-0626-...	RT-0426-...	RT-0626-...	RT-1225-...	RT-0926-...	RT-0326-...	RT-0226-...	RT-1225-...	RT-1025-...
RT-0726-...	RT-1025-...	RT-0726-...	RT-0726-...	RT-0626-...	RT-0226-...	RT-0326-...	RT-0426-...	RT-1025-...
RT-0925-...	RT-0726-...	RT-0526-...	RT-0526-...	RT-0626-...	RT-0226-...	RT-0726-...	RT-0626-...	RT-0526-...
RT-0526-...	RT-0226-...	RT-0726-...	RT-0426-...	RT-0226-...	RT-0126-...	RT-0426-...	RT-0326-...	RT-0826-...
RT-0326-...	RT-1225-...	RT-0126-...	RT-0726-...	RT-0426-...	RT-0426-...	RT-0826-...	RT-0626-...	RT-0426-...
RT-0726-...	RT-0925-...	RT-1225-...	RT-1125-...	RT-1125-...	RT-0326-...	RT-1225-...	RT-1225-...	RT-0126-...
RT-0826-...	RT-0326-...	RT-1225-...						

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	**, Ballinteer Ave, Ballinteer Dublin 16,**	
3. Eircode		
6. Tenancy start date		you fill in
7. Floor area	**74 m²**	
8. BER	**C2, cert**	

Part B · Rent		
10. New rent	**€1,756.67 a month**	
12. Last rent	**€1,700 a month**	
14. Date last rent was set	**15 Jan 2025**	
15. Date signed and served		you fill in
16. Rule applied	**Increase capped at 2%, or rate of inflation if lower**	
17. RTB Rent Calculator	**Yes, printout attached**	

Part C · Comparable dwellings		
1. RT number · rent	RT-0726-...	**· €2,650**
2. RT number · rent	RT-0926-...	**· €2,550**
3. RT number · rent	RT-0726-...	**· €2,400**

Part E · Attached	
a	**RTB Rent Increase Calculator printout**
b	**RTB Rent Register results, refs , , , , ,**
c	**BER certificate**

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

IF AN APPLICANT ASKS HOW THE RENT WAS SET

> “Rent is the previous tenancy's rent of €1,700, set 15 Jan 2025, plus the national limit of 3.33% from the RTB Rent Calculator: €1,756.67. That is below market rent for this home: the RTB Rent Register shows three registered 2-bed apartments in Glencullen - Sandyford let at €2,400 to €2,650 a month for 73 to 75 m².”

Prepared by Avlas Digital 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 cap moves a little each month with the inflation index, and the three records must still be current 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 previous rent and its date (items 12 to 14), the three RT numbers, and the RTB Rent Calculator printout (s.12(1)(i)); Part D stays blank, no exemption is claimed.
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 RTB calculator printout, BER certificate , the served notice and proof of service.
Any time	A sitting tenant may refer the rent to the RTB (s.19); with a capped setting the questions are whether the previous rent and its date are right, whether the last tenancy ended within 2 years, and whether the cap arithmetic holds. The calculator printout answers the last one.

IF THE RENT IS DISPUTED

What you bring

Proof of the previous rent and its date: the old registration, the last rent review notice or the old lease, and the notice of termination showing when and why that tenancy ended.

The RTB Rent Calculator printout for €1,756.67, and the three RT numbers showing the cap is below market rent.

What an adjudicator weighs

Whether the previous rent is the rent actually paid at the end of that tenancy, and whether it was itself lawfully set.

Whether the ground for ending the last tenancy was genuine: a sale that did not happen, or family use that did not follow, invites the question.

The RTB Rent Register returned 137 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: Glencullen - Sandyford (Co. Dun Laoghaire-Rathdown), 6 searches, 180 records.

Your home: 2-bed apartment, 74 m², BER C2, Glencullen - Sandyford. 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-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	75	€2,550	9 Sept 2026	New	one of the three closest homes, cited in the notice: €2,578 for your home
RT-0726-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	73	€2,400	21 Jul 2026	New	one of the three closest homes, cited in the notice: €2,412 for your home
RT-0726-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	74	€2,650	1 Jul 2026	New	one of the three closest homes, cited in the notice: €2,608 for your home
In the comparable set (61)										
RT-0926-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	79	€2,078	16 Sept 2026	New	close match: 79 m², 7% larger
RT-0926-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	83	€2,230	16 Sept 2026	New	close match: 83 m², 12% larger
RT-0826-...	Glencullen - Sandyford	Glencullen	Apartment	2	B3	60	€2,450	1 Sept 2026	New	not close enough to cite: 60 m², 19% smaller, recomputed up 5%; RT-0926-... (75 m², C3) is closer on size
RT-0826-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	B3	60	€2,700	21 Aug 2026	New	€2,826 for your home, but not close enough to cite: 60 m², 19% smaller, recomputed up 5%; RT-0726-... (74 m², C1) is closer on size
RT-0826-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	78	€2,300	14 Aug 2026	New	close match: 78 m², 5% larger
RT-0726-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	63	€2,500	1 Aug 2026	New	€2,653 for your home, but not close enough to cite: 63 m², 15% smaller, recomputed up 6%; RT-0726-... (74 m², C1) is closer on size
RT-0726-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	73	€2,300	20 Jul 2026	New	close match: a similar home
RT-0726-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	64	€2,400	15 Jul 2026	New	not close enough to cite: 64 m², 14% smaller; RT-0726-... (73 m², C2) is closer on size
RT-0726-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	75	€2,700	10 Jul 2026	New	supports €2,570, the upper quarter: a similar home
RT-0726-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	62	€2,750	10 Jul 2026	New	€2,936 for your home, but not close enough to cite: 62 m², 16% smaller, recomputed up 7%; RT-0726-... (74 m², C1) is closer on size
RT-0726-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	76	€2,150	8 Jul 2026	New	close match: a similar home
RT-0726-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	78	€2,600	1 Jul 2026	New	close match, supports €2,591 for your home
RT-0726-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	60	€2,042	1 Jul 2026	New	not close enough to cite: 60 m², 19% smaller, recomputed up 6%; RT-0726-... (73 m², C2) is closer on size
RT-0726-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	83	€2,500	29 Jun 2026	New	not close enough to cite: 83 m², 12% larger, recomputed down 6%; RT-0726-... (73 m², C2) is closer on size
RT-0626-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	71	€2,600	27 Jun 2026	New	close match, supports €2,640 for your home
RT-0626-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,650	18 Jun 2026	New	not close enough to cite: 90 m², 22% larger, recomputed down 8%; RT-0726-... (73 m², C2) is closer on size

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0726-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	95	€2,400	14 Jun 2026	New	not close enough to cite: 95 m², 28% larger, recomputed down 10%; RT-0726-... (73 m², C2) is closer on size
RT-0626-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	72	€1,997	10 Jun 2026	New	close match: began 3 months ago
RT-0626-...	Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C3	70	€2,395	9 Jun 2026	New	close match: 70 m², 5% smaller, began 4 months ago
RT-0626-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	64	€2,300	4 Jun 2026	New	not close enough to cite: 64 m², 14% smaller, began 4 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0526-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	83	€2,600	31 May 2026	New	not close enough to cite: 83 m², 12% larger, began 4 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0526-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	90	€2,300	28 May 2026	New	not close enough to cite: 90 m², 22% larger, recomputed down 7%; RT-0726-... (73 m², C2) is closer on size
RT-0526-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	83	€2,350	22 May 2026	New	not close enough to cite: 83 m², 12% larger, began 4 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0526-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	73	€2,700	17 May 2026	New	close match, supports €2,670 for your home
RT-0626-...	Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C3	86	€2,400	14 May 2026	New	not close enough to cite: 86 m², 16% larger, began 4 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0526-...	Glencullen - Sandyford	Tibradden	Apartment	2	C1	64	€2,700	1 May 2026	New	€2,804 for your home, but not close enough to cite: 64 m², 14% smaller, began 5 months ago; RT-0726-... (74 m², C1) is closer on size
RT-0426-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	55	€2,200	23 Apr 2026	New	not close enough to cite: 55 m², 26% smaller, recomputed up 13%; RT-0926-... (75 m², C3) is closer on size
RT-0426-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	85	€2,500	20 Apr 2026	New	not close enough to cite: 85 m², 15% larger, began 5 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0426-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	60	€1,820	2 Apr 2026	New	not close enough to cite: 60 m², 19% smaller, began 6 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0426-...	Glencullen - Sandyford	Tibradden	Apartment	2	C1	75	€1,700	1 Apr 2026	New	close match: began 6 months ago
RT-0426-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,082	1 Apr 2026	New	not close enough to cite: 90 m², 22% larger, began 6 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0326-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	74	€2,375	27 Mar 2026	New	close match: began 6 months ago
RT-0326-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	76	€2,400	19 Mar 2026	New	close match: began 6 months ago
RT-0426-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	85	€2,400	19 Mar 2026	New	not close enough to cite: 85 m², 15% larger, began 6 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0326-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	90	€2,650	12 Mar 2026	New	not close enough to cite: 90 m², 22% larger, began 6 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0426-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	71	€2,750	7 Mar 2026	New	close match, supports €2,748 for your home
RT-0326-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	90	€2,450	2 Mar 2026	New	not close enough to cite: 90 m², 22% larger, began 7 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0326-...	Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C2	83	€2,675	1 Mar 2026	New	not close enough to cite: 83 m², 12% larger, began 7 months ago; RT-0926-... (75 m², C3) is closer on size
RT-0326-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	70	€2,100	26 Feb 2026	New	close match: began 7 months ago, 70 m², 5% smaller
RT-0826-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	83	€2,309	18 Feb 2026	New	not close enough to cite: 83 m², 12% larger, began 7 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0226-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	77	€1,916	16 Feb 2026	New	close match: began 7 months ago, 77 m², 4% larger
RT-0326-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	83	€2,336	12 Feb 2026	New	not close enough to cite: 83 m², 12% larger, began 7 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0226-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	64	€1,547	3 Feb 2026	New	not close enough to cite: 64 m², 14% smaller, began 8 months ago; RT-0726-... (73 m², C2) is closer on size

RT NUMBER		LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0226-...		Glencullen - Sandyford	Glencullen	Apartment	2	C2	80	€2,315	1 Feb 2026	New	not close enough to cite: began 8 months ago, 80 m², 8% larger; RT-0726-... (73 m², C2) is closer on date
RT-0226-...		Glencullen - Sandyford	Glencullen	Apartment	2	C1	72	€2,344	1 Feb 2026	New	close match: began 8 months ago
RT-0126-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	85	€2,455	9 Jan 2026	New	not close enough to cite: 85 m², 15% larger, began 8 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0126-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	82	€2,000	5 Jan 2026	New	not close enough to cite: 82 m², 11% larger, began 9 months ago; RT-0726-... (73 m², C2) is closer on size
RT-0126-...		Glencullen - Sandyford	Glencullen	Apartment	2	C2	90	€2,400	30 Dec 2025	New	not close enough to cite: 90 m², 22% larger, began 9 months ago; RT-0726-... (73 m², C2) is closer on size
RT-1225-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	90	€2,284	19 Dec 2025	New	not close enough to cite: 90 m², 22% larger, began 9 months ago; RT-0726-... (73 m², C2) is closer on size
RT-1225-...		Glencullen - Sandyford	Glencullen	Apartment	2	C1	60	€1,970	13 Dec 2025	New	not close enough to cite: 60 m², 19% smaller, began 9 months ago; RT-0726-... (73 m², C2) is closer on size
RT-1225-...		Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	72	€2,084	9 Dec 2025	New	close match: began 9 months ago
RT-1225-...		Glencullen - Sandyford	Glencullen	Apartment	2	C1	83	€2,500	5 Dec 2025	New	not close enough to cite: 83 m², 12% larger, began 10 months ago; RT-0726-... (73 m², C2) is closer on size
RT-1225-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	90	€2,156	5 Dec 2025	New	not close enough to cite: 90 m², 22% larger, began 10 months ago; RT-0726-... (73 m², C2) is closer on size
RT-1225-...		Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C2	78	€2,088	27 Nov 2025	New	close match: began 10 months ago, 78 m², 5% larger
RT-1125-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	64	€2,055	15 Nov 2025	New	not close enough to cite: 64 m², 14% smaller, began 10 months ago; RT-0726-... (73 m², C2) is closer on size
RT-1125-...		Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	60	€2,160	13 Nov 2025	New	not close enough to cite: 60 m², 19% smaller, began 10 months ago; RT-0726-... (73 m², C2) is closer on size
RT-1225-...		Glencullen - Sandyford	Glencullen	Apartment	2	C1	59	€2,350	6 Nov 2025	New	not close enough to cite: 59 m², 20% smaller, began 11 months ago; RT-0926-... (75 m², C3) is closer on size
RT-1025-...		Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	77	€2,061	24 Oct 2025	New	close match: began 11 months ago, 77 m², 4% larger
RT-1025-...		Glencullen - Sandyford	Glencullen	Apartment	2	C2	76	€2,264	21 Oct 2025	New	close match: began 11 months ago
RT-1025-...		Glencullen - Sandyford	Glencullen	Apartment	2	C1	75	€1,900	3 Oct 2025	New	close match: began 12 months ago
RT-0925-...		Glencullen - Sandyford	Glencullen	Apartment	2	C3	75	€2,520	26 Sept 2025	New	close match: began 12 months ago
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (72)											
RT-0925-...	†	Glencullen - Sandyford	Glencullen	Apartment	2	C1	76	€2,028	**Sept 2025***	Annual	began 13 months ago, rent may have changed since
RT-0925-...	†	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	72	€2,640	**1 Sept 2025**	New	began 13 months ago, rent may have changed since
RT-0925-...	†	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	72	€2,258	**Sept 2025***	Annual	began 13 months ago, rent may have changed since
RT-0925-...	†	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,127	**Sept 2025***	Annual	began 13 months ago, rent may have changed since
RT-0925-...	†	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€1,914	**Sept 2025***	Annual	began 13 months ago, rent may have changed since
RT-1025-...	†	Glencullen - Sandyford	Glencullen	Apartment	2	C1	62	€1,734	**Aug 2025***	Annual	began 13 months ago, rent may have changed since
RT-1025-...		Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	77	€2,500	**Aug 2025***	Annual	began 13 months ago, rent may have changed since
RT-0825-...		Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C3	74	€2,500	**Aug 2025***	Annual	began 14 months ago, rent may have changed since
RT-1025-...		Glencullen - Sandyford	Glencullen	Apartment	2	C3	75	€2,200	**Jul 2025***	Annual	began 14 months ago, rent may have changed since
RT-1025-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	90	€2,700	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0725-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	75	€2,031	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-1225-...		Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C1	83	€1,990	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0725-...		Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	77	€2,637	**Jul 2025***	Annual	began 15 months ago, rent may have changed since
RT-0725-...		Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C3	86	€2,500	**Jul 2025***	Annual	began 15 months ago, rent may have changed since

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0725-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	62	€2,057	Jul 2025*	Annual	began 15 months ago, rent may have changed since
RT-0725-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C3	74	€2,053	Jun 2025*	Annual	began 15 months ago, rent may have changed since
RT-0725-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	60	€2,000	Jun 2025*	Annual	began 15 months ago, rent may have changed since
RT-0725-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	75	€2,194	Jun 2025*	Annual	began 15 months ago, rent may have changed since
RT-0725-...	Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C3	75	€1,950	May 2025*	Annual	began 17 months ago, rent may have changed since
RT-0525-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,700	May 2025*	Annual	began 17 months ago, rent may have changed since
RT-0525-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	75	€2,185	Apr 2025*	Annual	began 17 months ago, rent may have changed since
RT-0725-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	90	€1,938	Apr 2025*	Annual	began 17 months ago, rent may have changed since
RT-0425-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	60	€1,757	Apr 2025*	Annual	began 18 months ago, rent may have changed since
RT-0325-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	75	€2,235	Mar 2025*	Annual	began 19 months ago, rent may have changed since
RT-0325-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	59	€1,914	Mar 2025*	Annual	began 19 months ago, rent may have changed since
RT-0325-...	Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C1	55	€1,841	Mar 2025*	Annual	began 19 months ago, rent may have changed since
RT-1025-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	60	€1,984	Feb 2025*	Annual	began 19 months ago, rent may have changed since
RT-0225-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,153	Feb 2025*	Annual	began 20 months ago, rent may have changed since
RT-0225-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€1,957	Feb 2025*	Annual	began 20 months ago, rent may have changed since
RT-0225-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	75	€2,221	Jan 2025*	Annual	began 20 months ago, rent may have changed since
RT-0125-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	60	€1,602	Jan 2025*	Annual	began 21 months ago, rent may have changed since
RT-0125-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	56	€1,935	Jan 2025*	Annual	began 21 months ago, rent may have changed since
RT-0125-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	90	€2,014	Jan 2025*	Annual	began 21 months ago, rent may have changed since
RT-0125-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	90	€2,122	Dec 2024*	Annual	began 21 months ago, rent may have changed since
RT-0125-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,087	Dec 2024*	Annual	began 21 months ago, rent may have changed since
RT-1224-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	72	€2,105	Dec 2024*	Annual	began 22 months ago, rent may have changed since
RT-1224-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	63	€1,825	Dec 2024*	Annual	began 22 months ago, rent may have changed since
RT-1224-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	60	€1,845	Dec 2024*	Annual	began 22 months ago, rent may have changed since
RT-1224-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	77	€2,315	Nov 2024*	Annual	began 22 months ago, rent may have changed since
RT-0325-...	Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C1	73	€2,400	Nov 2024*	Annual	began 22 months ago, rent may have changed since
RT-1224-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,065	Nov 2024*	Annual	began 22 months ago, rent may have changed since
RT-1124-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C3	90	€1,980	Nov 2024*	Annual	began 23 months ago, rent may have changed since
RT-1124-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	95	€2,550	Nov 2024*	Annual	began 23 months ago, rent may have changed since
RT-1124-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	77	€2,215	Oct 2024*	Annual	began 23 months ago, rent may have changed since
RT-1024-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	80	€1,820	Oct 2024*	Annual	began 24 months ago, rent may have changed since
RT-1024-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	60	€2,500	Oct 2024*	Annual	began 24 months ago, rent may have changed since
RT-0924-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	80	€1,860	Sept 2024*	Annual	began 25 months ago, rent may have changed since
RT-0924-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	75	€2,609	Sept 2024*	Annual	began 25 months ago, rent may have changed since
RT-0321-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	71	€2,157	Mar 2021*	Annual	began 67 months ago, rent may have changed since
RT-0321-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€1,837	Mar 2021*	Annual	began 67 months ago, rent may have changed since
RT-1220-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,119	Dec 2020*	Annual	began 70 months ago, rent may have changed since
RT-1020-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	75	€1,538	Oct 2020*	Annual	began 72 months ago, rent may have changed since
RT-1020-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	95	€1,976	Oct 2020*	Annual	began 72 months ago, rent may have changed since
RT-0820-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	76	€1,789	Aug 2020*	Annual	began 74 months ago, rent may have changed since
RT-0720-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	78	€2,000	Jul 2020*	Annual	began 75 months ago, rent may have changed since
RT-0720-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,078	Jul 2020*	Annual	began 75 months ago, rent may have changed since

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0620-...	Glencullen - Sandyford	Tibradden	Apartment	2	C3	75	€1,988	**Jun 2020***	Annual	began 76 months ago, rent may have changed since
RT-0620-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	76	€2,268	**Jun 2020***	Annual	began 76 months ago, rent may have changed since
RT-0620-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	B3	60	€1,779	**Jun 2020***	Annual	began 76 months ago, rent may have changed since
RT-0520-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	75	€1,953	**May 2020***	Annual	began 77 months ago, rent may have changed since
RT-0520-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C1	90	**€1,479**	**May 2020***	Annual	began 77 months ago, rent may have changed since; €1,479, under 65% of median €2,300
RT-0120-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	75	€2,000	**Jan 2020***	Annual	began 81 months ago, rent may have changed since
RT-0120-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	90	€1,988	**Jan 2020***	Annual	began 81 months ago, rent may have changed since
RT-0120-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	59	€1,920	**Jan 2020***	Annual	began 81 months ago, rent may have changed since
RT-0120-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,127	**Jan 2020***	Annual	began 81 months ago, rent may have changed since
RT-0819-...	Glencullen - Sandyford	Dundrum-Sandyford	Apartment	2	C2	74	€1,667	**Aug 2019***	Annual	began 86 months ago, rent may have changed since
RT-0619-...	Glencullen - Sandyford	Glencullen	Apartment	2	C1	63	€1,650	**Jun 2019***	Annual	began 88 months ago, rent may have changed since
RT-0619-...	Glencullen - Sandyford	Glencullen	Apartment	2	C3	85	€1,600	**Jun 2019***	Annual	began 88 months ago, rent may have changed since
RT-0519-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	82	€1,700	**May 2019***	Annual	began 89 months ago, rent may have changed since
RT-0419-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C2	80	€2,036	**Apr 2019***	Annual	began 90 months ago, rent may have changed since
RT-0219-...	Glencullen - Sandyford	Ballinteer-Woodpark	Apartment	2	C2	77	€2,100	**Feb 2019***	Annual	began 92 months ago, rent may have changed since
RT-0119-...	Glencullen - Sandyford	Dundrum-Balally	Apartment	2	C1	90	€2,031	**Jan 2019***	Annual	began 93 months ago, rent may have changed since
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) (1)										
RT-0226-...	Glencullen - Sandyford	Glencullen	Apartment	2	C2	72	**€900**	24 Feb 2026	New	€900, under 65% of median €2,300

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.