The most you may charge at the next review

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

75 m² | BER B3 | 2-bed apartment

€2,149.00 a month

Current rent €2,100.00 plus 2.33%: the lower of 2% a year and inflation since 1 Jul 2025.

Market check: the register puts market rent for this home at €2,550, so the cap is the binding limit.

You had €2,300 in mind: that is €151.00 a month above the cap. The tenant can refer such a notice to the RTB before the new rent starts or within 28 days after, and rent above the cap is improper conduct the RTB investigates at any time (sanction up to €15,000 plus costs); the excess would be €1,812 a year. The 12 months since the rent was last set have passed, so the notice can be served now. It needs 90 days notice on the RTB Notice of Rent Review, three comparable tenancies from the register, and a copy to the RTB within 7 days of serving. The cap moves a little each month with the inflation index; the RTB calculator printout in this pack is dated today. Your current rent is 18% below what the register puts market rent at; the cap, not the market, is what holds it there, and the gap does not close at 2% a year. Market rent becomes available only for a new tenancy after this one ends through no fault of yours (the tenant leaves, or 2 years pass).

THE TWO LIMITS

The cap

Current rent plus the lower of 2% a year and inflation since it was last set (RTB Rent Calculator).

Once in 12 months; 90 days notice on the RTB form.

Market rent

A reviewed rent must not be above market rent either (s.19(2)).

Three register records go in the notice to show it is not.

Then

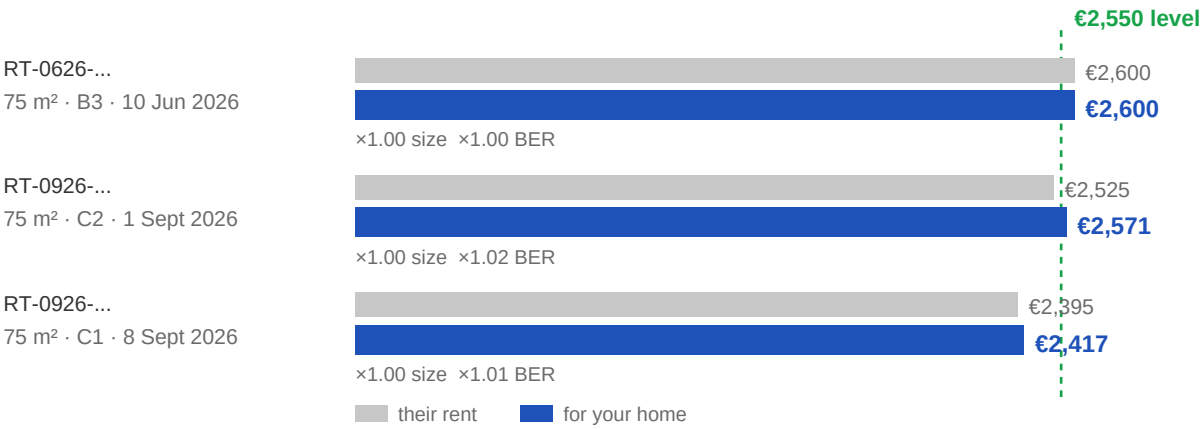
Serve the notice; copy to the RTB within 7 days.

Update the tenancy registration when the new rent starts.

What the register says about market rent

The second limit the law sets: a reviewed rent must not be above market rent. The register puts market rent for this home at €2,550 a month, above the cap, so the cap binds.

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



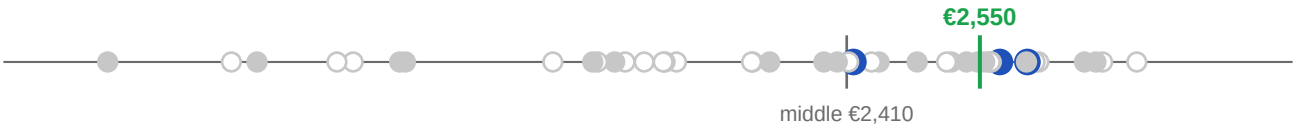
€2,550 is inside the range of these three once recomputed, held at the upper quarter of the close matches, and also where the upper quarter of the 24 close matches begins (section 2).

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)

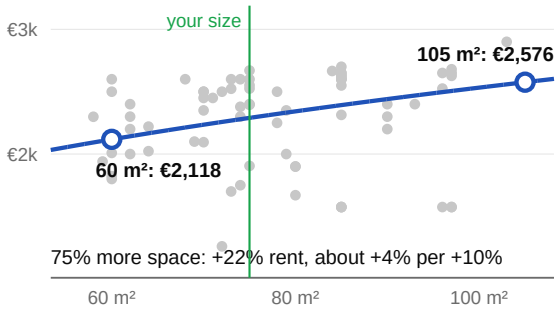


30 of 43 recompute lower, 13 at or above; the middle of the set is €2,410. Blue dots: the three cited; grey: close enough to cite; hollow: in the set but not close enough. Of the 43, 24 are close enough to cite in a notice (size within about 15%, BER within two grades, recent, little recomputing needed); 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.

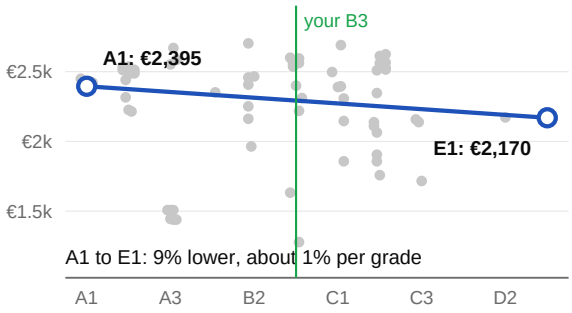
3. WHERE THE 4% AND 1% COME FROM: 71 LETTINGS OF APARTMENTS IN KILLINEY - SHANKILL

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 Review (rtb.ie). A copy with these fields already filled is the next file in this pack; the dates, your name and signature are yours to fill when you serve it.

Part A · Dwelling	
2. Address	, Castle View House, Castle Road,
3. Eircode	
4. RT number	you fill in
5. Tenancy start date	**1 Jul 2024**
6. Floor area	**75 m²**
7. BER	**B3**

Part B · Rent	
9. Current rent	**€2,100.00 a month**
11. Date last set	**1 Jul 2025**
12. New rent	**€2,149.00 a month (not your €2,300: above the cap)**
14. Date new rent takes effect	you fill in
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**

Item 14: at least 90 days after item 15.

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 E · Attached	
a	**RTB Rent Increase Calculator printout**
b	**RTB Rent Register results, refs** , , , , , ,

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

Serve the notice on the tenant at least 90 days before the new rent starts and send a copy to the RTB within 7 days of serving. Prepared by Marlay Lettings from the RTB Rent Register and the RTB Rent Increase Calculator on 24 Sept 2026; the register rows and the calculator are the evidence, the recomputation is our reading of them.

DATES THAT MATTER

Before you serve	This report is dated 24 Sept 2026. The cap moves a little each month with the inflation index and the register changes weekly: if you serve more than two weeks from now, refresh the report first (once free at rentprices.ie/account, later ones 1 credit) so the calculator printout and the three records match the notice date.
Now	The 12 months since the rent was last set (1 Jul 2025) have passed: the notice may be served on any day.
Day you serve	Notice of Rent Review on the RTB form (s.22(2A)): new rent and the date it starts, the three RT numbers with their rents, floor area, BER, the calculator figures, and the statement that the rent is not above market rent. Keep proof of service.
Within 7 days of serving	A copy of the notice to the RTB (s.22(2)). Without it the notice is invalid; the RTB writes twice, then issues a fixed payment notice.
90 days after serving, at the earliest	The new rent may start (item 14). Until then the tenant pays the current rent. Update the tenancy registration with the new rent within a month of that day.
Before it starts, or within 28 days after	The tenant's window to refer the review to the RTB (s.22(3)). After that the new rent stands unless it is above market rent, which can be raised at any time (s.19).
12 months from serving	The next review at the earliest. Each review starts the clock again from the day the notice is served, not from the day the new rent begins.

IF THE REVIEW IS DISPUTED

What you bring

The RTB Rent Calculator printout: current rent €2,100.00, set 1 Jul 2025, the index figures and the result. That settles the cap.

The three RT numbers with the rents as registered and the recomputation on page 2, which show the reviewed rent is below market rent; the served notice and the RTB copy with their dates.

What an adjudicator weighs

Whether the notice was valid: the form, the 90 days, the RTB copy in time, 12 months since the last setting. Most reviews fall on form, not on figures.

Whether the date the rent was last set is right: the last review notice or the tenancy start, not the day a new rent began.

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.