

Is this asking rent above the market?

, Putland Villas, Bray, · Bray East

78 m²BER C12-bed house

€2,300

a month asked

Similar homes let here, last 12 months, recomputed for 78 m² and BER C1: median €2,269, also the most the register supports.

The asking rent is at the top of the range: €31 a month above the €2,269 the register defends for a home like this, below the single highest

5 tenancies of similar 2-bed houses in Bray East that began in the last 12 months (their rent is still as first set), recomputed for your 78 m² and BER C1: median €2,269, which is also the most a landlord could defend for a home like yours, the single highest €2,866; 60% of them come to less than the asking rent. 2 similar homes let for more once recomputed: RT-0826-... (€2,350 for 54 m², BER C3, from July 2026, €2,866 for yours); RT-0826-... (€2,500 for 65 m², BER D1, from July 2026, €2,820 for yours). A landlord would rely on those records; an adjudicator weighs them against the 3 that let for less. Only 5 records in the last 12 months: treat the figures as an indication, not a verdict. A dispute is arguable, not certain: the €31 gap is your argument now and at the next review.



5 tenancies of similar homes that began in the last 12 months, each recomputed for your home; the blue band is the middle half of them.

THE TEST THE LAW APPLIES

Market rent

What a willing tenant would pay a willing landlord for a similar home in the area (s.24).

It is a range: what similar homes actually let for, not one number.

Never above it

A rent may not be set above market rent, at the start or at a review (s.19).

The test is applied at the date the rent was set.

Two limits at a review

A continuing rent rises by at most 2% a year or inflation, and never above market rent.

Either side may ask for a review to market rent once in 12 months (s.21).

The register shows rent alone. If yours includes bills, parking or furniture, part of any gap is those extras, not the rent (s.24 also weighs the other terms of the letting).

Similar homes let here

5 registered tenancies of 2-bed houses in Bray East that began in the last 12 months (a rent cannot be reviewed within 12 months of the start, so these are still as first set; older records may have been reviewed and are listed in the appendix only), within $\pm 35\%$ of your floor area and 3 BER grades. Each rent is recomputed for your 78 m² and BER C1 in the column "for yours", and the table is sorted by it. Every RT number can be checked on the RTB Rent Register.

RT NUMBER	RENT	FOR YOURS	M ²	BEDS	BER	BEGAN	AREA
RT-0826-...	€2,350	€2,866	54	2	C3	1 Jul 2026	
RT-0826-...	€2,500	€2,820	65	2	D1	24 Jul 2026	Bray No. 3
you	€2,300	€2,300	78	2	C1		
RT-1125-...	€2,000	€2,269	56	2	B1	1 Dec 2025	Bray No. 1
RT-0626-...	€2,000	€2,231	58	2	B1	24 Jun 2026	Bray No. 1
RT-0926-...	€1,650	€1,796	70	2	D1	6 Aug 2026	Bray No. 2

Bold: the three whose recomputed rent is closest to yours. Sorted by the recomputed figure, high to low.

How the recomputation works: on 41 registered tenancies in this area, rent rises about 4.7% for every 10% more floor area and about 1.1% per BER grade. A smaller or colder home than yours is scaled up, a bigger or warmer one down.

Today: 115 returned by the register → 36 began in the last 12 months (rent still as first set) → 31 within 35% of your floor area → 25 same number of bedrooms → 16 BER within 3 grades → 15 BER on the register → 5 your own area, which had enough. Every one of the 115 records is listed in Appendix A with the reason it is in or out.

What follows

YOUR POSITION

At the top of the range

Similar homes here, recomputed for this one: median €2,269, the figure the register defends €2,269, the single highest €2,866; 60% come to less than €2,300.

Above what the register defends for a home like this, though one or two let for more. Room to negotiate.

Ask before you sign

The Notice of Rent Setting: for tenancies from 1 March 2026 the landlord must give it, with the previous rent, its date, the previous RT number and three comparables.

If the previous tenant was asked to leave through no fault of their own, the rent may not be reset to market.

After you move in

The tenancy must be registered with the RTB within a month; you can check the register.

No increase for 12 months; then 2% a year or inflation at most, 90 days notice, three comparables.

WORDS FOR THE LANDLORD OR AGENT

“Before I sign, could you send me the Notice of Rent Setting for the property, showing the previous rent and the three comparable tenancies you relied on? I have checked the RTB Rent Register: similar 2-bed houses in Bray East, adjusted for size and BER, let for €1,796 to €2,866 a month, median €2,269 (for example RT-1125-... : €2,000 for 56 m² BER B1, about €2,269 for a home like this; RT-0626-... : €2,000 for 58 m² BER B1, about €2,231 for a home like this; RT-0926-... : €1,650 for 70 m² BER D1, about €1,796 for a home like this). The asking rent of €2,300 is above the €2,269 the register defends for a home like this; I would take the property at €2,269.”

Before you sign: ask for the rent setting notice

For a tenancy starting from 1 March 2026 the landlord must give you a notice with the previous rent, the date it was set, the previous RT number and three comparable tenancies from the register. If the last tenant was asked to leave through no fault of their own, the rent may not be reset to market: it is the previous rent plus at most 2% or inflation. The rent may never be above market rent (section 19, Residential Tenancies Act 2004).

IF THE LANDLORD SHOWS A VALUATION

Not a substitute

Every rent review or rent setting notice must cite three tenancies from the RTB register, with RT numbers (s.22(2A)(d); Part C of the RTB form). A letter from an agent or valuer does not stand in for them.

Ask four things

Who signed it and their PSRA licence. The date. Whether the home was inspected. Which lettings it compares to. Most letters quote asking rents from adverts; the register holds the rents actually agreed.

At the RTB

A valuation is an opinion and is weighed against the register, the same evidence as in this report. Anything the landlord files is sent to you before the hearing, so you can answer it.

The RTB Rent Register returned 115 records to 10 searches on 22 Sept 2026 (search references [1](#), [2](#), [3](#), [4](#), [5](#), [6](#), [7](#), [8](#), [9](#), [10](#)). 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.

Your home: 2-bed house, 78 m², BER C1, Bray East. 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
In the comparable set (5)										
RT-0926-...	Bray East	Bray No. 2	House	2	D1	70	€1,650	6 Aug 2026	New	in the set
RT-0826-...	Bray East	Bray No. 3	House	2	D1	65	€2,500	24 Jul 2026	New	in the set
RT-0826-...	Bray East		House	2	C3	54	€2,350	1 Jul 2026	New	in the set
RT-0626-...	Bray East	Bray No. 1	House	2	B1	58	€2,000	24 Jun 2026	New	in the set
RT-1125-...	Bray East	Bray No. 1	House	2	B1	56	€2,000	1 Dec 2025	New	in the set
Left out: began over 12 months ago: the rent may have been reviewed since, and the register keeps no history (79)										
RT-1125-...	Bray West	Kilmacanoge	House	3	G	85	€2,700	8 Sept 2025	New	began 12 months ago, rent may have changed since; 3 bedrooms against 2; BER G, 8 grades from C1
RT-1225-...	Bray East	Bray No. 1	House	2	—	100	€1,787	Sept 2025*	Annual	began 13 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-1125-...	† Bray East	Bray No. 2	House	3	C1	84	€2,746	1 Sept 2025	New	began 13 months ago, rent may have changed since; 3 bedrooms against 2
RT-0925-...	† Bray East	Bray No. 2	House	2	D1	93	€1,820	Sept 2025*	Annual	began 13 months ago, rent may have changed since
RT-0925-...	† Killiney - Shankill	Killiney South	House	3	C1	80	€1,640	1 Sept 2025	New	began 13 months ago, rent may have changed since; 3 bedrooms against 2
RT-0925-...	† Killiney - Shankill	Killiney South	House	3	C3	82	€2,475	Aug 2025*	Annual	began 13 months ago, rent may have changed since; 3 bedrooms against 2
RT-1025-...	† Bray West	Kilmacanoge	House	2	D1	80	€1,763	25 Aug 2025	New	began 13 months ago, rent may have changed since
RT-1225-...	Killiney - Shankill	Killiney South	House	2	C3	80	€1,730	22 Aug 2025	New	began 13 months ago, rent may have changed since
RT-0925-...	Bray West	Kilmacanoge	House	2	D1	74	€1,750	Aug 2025*	Annual	began 13 months ago, rent may have changed since
RT-0126-...	Killiney - Shankill	Shankill-Shanganagh	House	3	C	80	€2,000	Aug 2025*	Annual	began 13 months ago, rent may have changed since; 3 bedrooms against 2
RT-0825-...	Bray West	Kilmacanoge	House	2	B3	75	€1,600	Aug 2025*	Annual	began 14 months ago, rent may have changed since
RT-0825-...	Killiney - Shankill	Killiney South	House	2	—	80	€2,096	Aug 2025*	Annual	began 14 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0825-...	Bray East	Bray No. 1	House	3	D1	120	€1,071	Aug 2025*	Annual	began 14 months ago, rent may have changed since; 120 m², 54% larger than 78; 3 bedrooms against 2; €1,071, under 65% of median €2,269
RT-1125-...	Bray East	Bray No. 3	House	2	—	50	€1,723	Jul 2025*	Annual	began 14 months ago, rent may have changed since; 50 m², 36% smaller than 78; no BER on the register; yours is C1 and enough records have one
RT-0625-...	Bray East	Bray No. 3	House	2	—	67	€1,652	Jun 2025*	Annual	began 16 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0126-...	Bray West	Kilmacanoge	House	2	—	80	€1,700	May 2025*	Annual	began 16 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0226-...	Bray West	Kilmacanoge	House	2	C1	68	€1,825	May 2025*	Annual	began 16 months ago, rent may have changed since

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0525-...	Bray East	Bray No. 3	House	2	—	90	€1,860	May 2025*	Annual	began 17 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0525-...	Bray East	Bray No. 3	House	2	E2	80	€2,500	May 2025*	Annual	began 17 months ago, rent may have changed since; BER E2, 6 grades from C1
RT-0525-...	Bray West	Enniskerry	House	2	—	75	€1,500	May 2025*	Annual	began 17 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0525-...	Killiney - Shankill	Shankill-Rathmichael	House	2	—	75	€1,000	May 2025*	Annual	began 17 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one; €1,000, under 65% of median €2,269
RT-0525-...	Bray West	Kilmacanoge	House	3	D1	80	€2,350	May 2025*	Annual	began 17 months ago, rent may have changed since; 3 bedrooms against 2
RT-0525-...	Bray West	Enniskerry	House	2	B3	120	€2,500	May 2025*	Annual	began 17 months ago, rent may have changed since; 120 m², 54% larger than 78
RT-0725-...	Killiney - Shankill	Shankill-Rathmichael	House	2	G	80	€1,086	May 2025*	Annual	began 17 months ago, rent may have changed since; BER G, 8 grades from C1; €1,086, under 65% of median €2,269
RT-0525-...	Bray East	Bray No. 2	House	2	D2	55	€1,450	Apr 2025*	Annual	began 17 months ago, rent may have changed since; BER D2, 4 grades from C1
RT-1025-...	Killiney - Shankill	Shankill-Rathmichael	House	3	C3	83	€1,800	Apr 2025*	Annual	began 17 months ago, rent may have changed since; 3 bedrooms against 2
RT-0425-...	Bray East	Bray No. 3	House	2	B3	60	€2,000	Apr 2025*	Annual	began 18 months ago, rent may have changed since
RT-0425-...	Bray East	Bray No. 3	House	2	E1	80	€2,000	Apr 2025*	Annual	began 18 months ago, rent may have changed since; BER E1, 5 grades from C1
RT-0425-...	Bray East	Bray No. 3	House	3	C2	100	€1,900	Apr 2025*	Annual	began 18 months ago, rent may have changed since; 3 bedrooms against 2
RT-0425-...	Bray West	Kilmacanoge	House	3	C3	85	€2,800	Apr 2025*	Annual	began 18 months ago, rent may have changed since; 3 bedrooms against 2
RT-0425-...	Bray East	Bray No. 2	House	2	C1	70	€2,200	Mar 2025*	Annual	began 18 months ago, rent may have changed since
RT-0425-...	Bray East	Bray No. 3	House	2	D1	60	€1,656	Mar 2025*	Annual	began 18 months ago, rent may have changed since
RT-0325-...	Bray East	Bray No. 3	House	2	B2	78	€750	Mar 2025*	Annual	began 19 months ago, rent may have changed since; €750, under 65% of median €2,269
RT-0225-...	Bray West	Kilmacanoge	House	3	—	80	€2,250	Feb 2025*	Annual	began 20 months ago, rent may have changed since; 3 bedrooms against 2; no BER on the register; yours is C1 and enough records have one
RT-0225-...	Bray East	Bray No. 3	House	3	C2	100	€2,600	Jan 2025*	Annual	began 20 months ago, rent may have changed since; 3 bedrooms against 2
RT-0325-...	Bray East	Bray No. 3	House	2	—	100	€2,500	Jan 2025*	Annual	began 20 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0125-...	Bray East	Bray No. 3	House	2	D1	70	€1,350	Jan 2025*	Annual	began 21 months ago, rent may have changed since; €1,350, under 65% of median €2,269
RT-0125-...	Bray West	Kilmacanoge	House	2	—	82	€1,700	Jan 2025*	Annual	began 21 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0125-...	Bray West	Kilmacanoge	House	2	—	60	€1,672	Dec 2024*	Annual	began 21 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0125-...	Bray West	Kilmacanoge	House	2	C2	72	€1,850	Dec 2024*	Annual	began 22 months ago, rent may have changed since
RT-1224-...	Bray East	Bray No. 3	House	2	E1	75	€1,338	Dec 2024*	Annual	began 22 months ago, rent may have changed since; BER E1, 5 grades from C1; €1,338, under 65% of median €2,269

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-1224-...	Killiney - Shankill	Killiney South	House	2	D1	85	€2,234	Nov 2024*	Annual	began 22 months ago, rent may have changed since
RT-1224-...	Bray West	Kilmacanoge	House	3	—	80	€3,060	Nov 2024*	Annual	began 22 months ago, rent may have changed since; 3 bedrooms against 2; no BER on the register; yours is C1 and enough records have one
RT-1224-...	Bray East	Bray No. 3	House	3	D1	85	€2,142	Nov 2024*	Annual	began 22 months ago, rent may have changed since; 3 bedrooms against 2
RT-1125-...	Bray East	Bray No. 3	House	2	—	74	€1,250	Oct 2024*	Annual	began 23 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one; €1,250, under 65% of median €2,269
RT-0126-...	Bray East	Bray No. 3	House	1	D2	60	€1,400	Oct 2024*	Annual	began 23 months ago, rent may have changed since; 1 bedroom against 2; BER D2, 4 grades from C1
RT-1024-...	Bray East	Bray No. 3	House	3	C2	90	€2,200	Oct 2024*	Annual	began 24 months ago, rent may have changed since; 3 bedrooms against 2
RT-1024-...	Bray West	Kilmacanoge	House	3	D1	85	€2,130	Oct 2024*	Annual	began 24 months ago, rent may have changed since; 3 bedrooms against 2
RT-1124-...	Killiney - Shankill	Cabinteely-Loughlinstown	House	2	A3	87	€3,000	Sept 2024*	Annual	began 24 months ago, rent may have changed since; BER A3, 4 grades from C1
RT-0324-...	Bray East	Bray No. 3	House	2	—	116	€1,494	Mar 2024*	Annual	began 31 months ago, rent may have changed since; 116 m², 49% larger than 78; no BER on the register; yours is C1 and enough records have one
RT-0823-...	Bray East	Bray No. 1	House	4	C3	90	€2,021	Aug 2023*	Annual	began 38 months ago, rent may have changed since; 4 bedrooms against 2
RT-1122-...	Bray East	Bray No. 3	House	3	C1	60	€1,700	Nov 2022*	Annual	began 47 months ago, rent may have changed since; 3 bedrooms against 2
RT-0922-...	Bray West	Kilmacanoge	House	2	—	70	€1,220	Sept 2022*	Annual	began 49 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one; €1,220, under 65% of median €2,269
RT-0822-...	Killiney - Shankill	Killiney South	House	1	C2	75	€1,500	Aug 2022*	Annual	began 50 months ago, rent may have changed since; 1 bedroom against 2
RT-0622-...	Bray West	Kilmacanoge	House	3	C3	81	€1,660	Jun 2022*	Annual	began 52 months ago, rent may have changed since; 3 bedrooms against 2
RT-0422-...	Bray East	Bray No. 2	House	2	—	100	€1,797	Apr 2022*	Annual	began 54 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0820-...	Bray West	Enniskerry	House	2	F	121	€1,100	Aug 2020*	Annual	began 74 months ago, rent may have changed since; 121 m², 55% larger than 78; BER F, 7 grades from C1; €1,100, under 65% of median €2,269
RT-0620-...	Bray East	Rathmichael (Bray)	House	2	D1	111	€1,468	Jun 2020*	Annual	began 76 months ago, rent may have changed since; 111 m², 42% larger than 78
RT-0520-...	Killiney - Shankill	Shankill-Rathmichael	House	3	C3	75	€1,600	May 2020*	Annual	began 77 months ago, rent may have changed since; 3 bedrooms against 2
RT-0420-...	Bray East	Bray No. 1	House	2	—	73	€1,600	Apr 2020*	Annual	began 78 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0420-...	Killiney - Shankill	Shankill-Rathmichael	House	2	—	90	€1,782	Apr 2020*	Annual	began 78 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0120-...	Bray East	Bray No. 3	House	2	—	84	€1,000	Jan 2020*	Annual	began 81 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one; €1,000, under 65% of median €2,269

RT NUMBER	LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0120-...	Killiney - Shankill	Killiney North	House	2	—	90	€2,300	Jan 2020*	Annual	began 81 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0120-...	Bray West	Kilmacanoge	House	2	E1	88	€1,250	Jan 2020*	Annual	began 81 months ago, rent may have changed since; BER E1, 5 grades from C1; €1,250, under 65% of median €2,269
RT-1219-...	Bray East	Bray No. 1	House	2	B2	88	€1,569	Dec 2019*	Annual	began 82 months ago, rent may have changed since
RT-1119-...	Bray West	Kilmacanoge	House	2	—	50	€1,450	Nov 2019*	Annual	began 83 months ago, rent may have changed since; 50 m², 36% smaller than 78; no BER on the register; yours is C1 and enough records have one
RT-1019-...	Bray East	Bray No. 2	House	3	C3	100	€1,950	Oct 2019*	Annual	began 84 months ago, rent may have changed since; 3 bedrooms against 2
RT-0919-...	Bray East	Bray No. 2	House	3	B3	90	€1,600	Sept 2019*	Annual	began 85 months ago, rent may have changed since; 3 bedrooms against 2
RT-0919-...	Killiney - Shankill	Cabinteely-Granitefield	House	2	—	70	€1,800	Sept 2019*	Annual	began 85 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0919-...	Bray West	Kilmacanoge	House	3	D2	81	€2,200	Sept 2019*	Annual	began 85 months ago, rent may have changed since; 3 bedrooms against 2; BER D2, 4 grades from C1
RT-0219-...	Killiney - Shankill	Killiney South	House	2	D1	90	€1,500	Feb 2019*	Annual	began 92 months ago, rent may have changed since
RT-0119-...	Bray East	Bray No. 3	House	2	—	60	€1,416	Jan 2019*	Annual	began 93 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one
RT-0119-...	Bray East	Bray No. 1	House	3	C3	100	€1,950	Jan 2019*	Annual	began 93 months ago, rent may have changed since; 3 bedrooms against 2
RT-0119-...	Bray West	Kilmacanoge	House	3	C3	74	€1,707	Jan 2019*	Annual	began 93 months ago, rent may have changed since; 3 bedrooms against 2
RT-1118-...	Bray East	Bray No. 3	House	3	B3	90	€1,700	Nov 2018*	Annual	began 95 months ago, rent may have changed since; 3 bedrooms against 2
RT-1118-...	Bray West	Kilmacanoge	House	2	—	70	€1,050	Nov 2018*	Annual	began 95 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one; €1,050, under 65% of median €2,269
RT-1118-...	Killiney - Shankill	Killiney South	House	2	—	69	€1,249	Nov 2018*	Annual	began 95 months ago, rent may have changed since; no BER on the register; yours is C1 and enough records have one; €1,249, under 65% of median €2,269
RT-1118-...	Killiney - Shankill	Shankill-Rathmichael	House	2	E1	67	€1,564	Nov 2018*	Annual	began 95 months ago, rent may have changed since; BER E1, 5 grades from C1
RT-0918-...	Bray East	Bray No. 3	House	2	G	50	€1,450	Sept 2018*	Annual	began 97 months ago, rent may have changed since; 50 m², 36% smaller than 78; BER G, 8 grades from C1
Left out: floor area outside the fence (5)										
RT-0626-...	† Bray East	Bray No. 3	House	1	D2	47	€2,000	27 May 2026	New	47 m², 40% smaller than 78; 1 bedroom against 2; BER D2, 4 grades from C1
RT-0326-...	Bray East	Bray No. 3	House	3	C1	117	€3,145	27 Feb 2026	New	117 m², 50% larger than 78; 3 bedrooms against 2
RT-0526-...	Bray East	Bray No. 1	House	3	E1	120	€1,600	20 Dec 2025	New	120 m², 54% larger than 78; 3 bedrooms against 2; BER E1, 5 grades from C1
RT-1125-...	Bray East	Bray No. 3	House	2	—	44	€1,700	24 Nov 2025	New	44 m², 44% smaller than 78; no BER on the register; yours is C1 and enough records have one
RT-1025-...	† Killiney - Shankill	Shankill-Rathmichael	House	2	C1	48	€1,568	1 Nov 2025	New	48 m², 38% smaller than 78
Left out: different number of bedrooms (6)										
RT-0826-...	Bray East	Bray No. 3	House	3	E	90	€3,000	13 Aug 2026	New	3 bedrooms against 2; BER E, 5 grades from C1

RT NUMBER		LEA	ELECTORAL DIVISION	DWELLING	BEDS	BER	M²	RENT	BEGAN	REG.	WHY
RT-0726-...	†	Killiney - Shankill	Shankill-Rathsallagh	House	3	D2	77	€2,600	1 Jul 2026	New	3 bedrooms against 2; BER D2, 4 grades from C1
RT-0426-...	†	Bray East	Bray No. 2	House	3	C1	80	€2,500	9 Apr 2026	New	3 bedrooms against 2
RT-0326-...		Bray East	Bray No. 2	House	3	E1	87	€3,250	5 Jan 2026	New	3 bedrooms against 2; BER E1, 5 grades from C1
RT-0726-...	†	Bray East	Bray No. 3	House	3	C1	75	€2,020	3 Nov 2025	New	3 bedrooms against 2
RT-1125-...		Bray West	Kilmacanoge	House	3	E1	80	€2,500	1 Nov 2025	New	3 bedrooms against 2; BER E1, 5 grades from C1
Left out: BER more than 3 grades away (9)											
RT-0926-...	†	Bray East	Bray No. 1	House	2	D2	54	€2,038	7 Sept 2026	New	BER D2, 4 grades from C1
RT-0926-...		Killiney - Shankill	Cabinteely-Loughlinstown	House	2	A2	80	€2,650	21 Aug 2026	New	BER A2, 5 grades from C1
RT-0826-...		Bray East	Bray No. 1	House	2	G	54	€1,950	12 Aug 2026	New	BER G, 8 grades from C1
RT-0526-...	†	Killiney - Shankill	Killiney South	House	2	A3	71	€2,342	1 May 2026	New	BER A3, 4 grades from C1
RT-0326-...	†	Bray East	Bray No. 2	House	2	D2	70	€2,100	22 Feb 2026	New	BER D2, 4 grades from C1
RT-0326-...		Killiney - Shankill	Killiney North	House	2	E2	85	€2,000	1 Feb 2026	New	BER E2, 6 grades from C1
RT-1225-...	†	Bray East	Bray No. 3	House	2	D2	60	€2,200	19 Dec 2025	New	BER D2, 4 grades from C1
RT-0226-...	†	Bray West	Kilmacanoge	House	2	D2	75	€2,000	3 Dec 2025	New	BER D2, 4 grades from C1
RT-1125-...		Bray West	Kilmacanoge	House	2	G	68	€1,450	1 Nov 2025	New	BER G, 8 grades from C1
Left out: no BER on the register while yours is known, and enough records have one (1)											
RT-1225-...		Bray East	Bray No. 3	House	2	—	60	€900	15 Dec 2025	New	no BER on the register; yours is C1 and enough records have one; €900, under 65% of median €2,269
Left out: other area; own area had enough records (10)											
RT-0926-...		Killiney - Shankill	Shankill-Rathmichael	House	2	C3	102	€2,650	31 Aug 2026	New	other area; Bray East had enough
RT-0726-...		Killiney - Shankill	Killiney North	House	2	D1	90	€2,695	17 Jul 2026	New	other area; Bray East had enough
RT-0726-...		Killiney - Shankill	Shankill-Rathmichael	House	2	B	77	€2,500	1 Jul 2026	New	other area; Bray East had enough
RT-0626-...		Killiney - Shankill	Shankill-Rathmichael	House	2	C2	73	€2,300	8 Jun 2026	New	other area; Bray East had enough
RT-0626-...		Bray West	Kilmacanoge	House	2	C1	70	€2,350	15 May 2026	New	other area; Bray East had enough
RT-0526-...		Bray West	Kilmacanoge	House	2	B3	69	€2,150	27 Feb 2026	New	other area; Bray East had enough
RT-0226-...		Killiney - Shankill	Killiney North	House	2	C1	56	€2,244	12 Jan 2026	New	other area; Bray East had enough
RT-0126-...		Bray West	Kilmacanoge	House	2	C2	93	€1,877	12 Dec 2025	New	other area; Bray East had enough
RT-1125-...		Killiney - Shankill	Killiney South	House	2	B1	69	€2,800	1 Nov 2025	New	other area; Bray East had enough
RT-1025-...		Killiney - Shankill	Killiney South	House	2	D1	85	€1,800	1 Oct 2025	New	other area; Bray East had enough

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.