

# Audit: Rent increase | 999 Warren Road Marrickville NSW 2204

SAMPLE REPORT - Fictional addresses and illustrative tenancy. Market evidence is from a real Marrickville analysis.

## TENANCY DETAILS

| Field                   | Details                                |
|-------------------------|----------------------------------------|
| Address                 | 999 Warren Road, Marrickville NSW 2204 |
| Property type           | house                                  |
| Bedrooms                | 3                                      |
| Bathrooms               | 2                                      |
| Parking spaces          | 1                                      |
| Current weekly rent     | \$1,250 per week                       |
| Current rent began      | 1 Aug 2025                             |
| Proposed weekly rent    | \$1,375 per week                       |
| Proposed effective date | 1 Nov 2026                             |
| Last increase           | Not known                              |

## LOCAL LISTING EVIDENCE

### More accommodation: 2 listings

Have at least as many bedrooms, bathrooms and parking spaces, and more of one.  
Median advertised rent: \$1,185/week; \$190/week below the proposed rent.

### Similar homes: 7 listings

Have matching bedrooms and bathrooms.  
Median advertised rent: \$1,200/week; \$175/week below the proposed rent.

| Current rent     | Proposed rent    | Increase | Median (9 matches) | Matched range    | Proposed vs median |
|------------------|------------------|----------|--------------------|------------------|--------------------|
| \$1,250 per week | \$1,375 per week | \$125/wk | \$1,200 per week   | \$980-\$1,350/wk | \$175/wk           |

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## NEARBY LISTINGS

| Address                                | Rent    | Gap         | Distance | Type  | Beds | Baths | Parking | Observed    |
|----------------------------------------|---------|-------------|----------|-------|------|-------|---------|-------------|
| Focus: 999 Warren Rd, Marrickville     | \$1,375 | -           | -        | house | 3    | 2     | 1       | 1 Nov 2026  |
| 8 Pluto Way, Marrickville NSW 2204     | \$980   | \$395 lower | 2.1 km   | house | 3    | 2     | 1       | 20 Aug 2026 |
| 5 Saturn Way, Marrickville NSW 2204    | \$1,020 | \$355 lower | 1.4 km   | house | 3    | 2     | 3       | 11 Aug 2026 |
| 6 Uranus Way, Marrickville NSW 2204    | \$1,085 | \$290 lower | 1.6 km   | house | 3    | 2     | -       | 5 Aug 2026  |
| 3 Mars Way, Marrickville NSW 2204      | \$1,100 | \$275 lower | 500 m    | house | 3    | 2     | 1       | 15 Jul 2026 |
| 1 Mercury Way, Marrickville NSW 2204   | \$1,200 | \$175 lower | 250 m    | house | 3    | 2     | 1       | 10 Sep 2026 |
| 2 Venus Way, Marrickville NSW 2204     | \$1,200 | \$175 lower | 950 m    | house | 3    | 2     | -       | 21 Sep 2026 |
| 4 Jupiter Way, Marrickville NSW 2204   | \$1,300 | \$75 lower  | 1 km     | house | 3    | 2     | 1       | 14 Jul 2026 |
| 7 Neptune Way, Marrickville NSW 2204   | \$1,350 | \$25 lower  | 820 m    | house | 3    | 2     | 1       | 27 Jul 2026 |
| 9 Andromeda Way, Marrickville NSW 2204 | \$1,350 | \$25 lower  | 2.4 km   | house | 3    | 2     | 2       | 28 Sep 2026 |

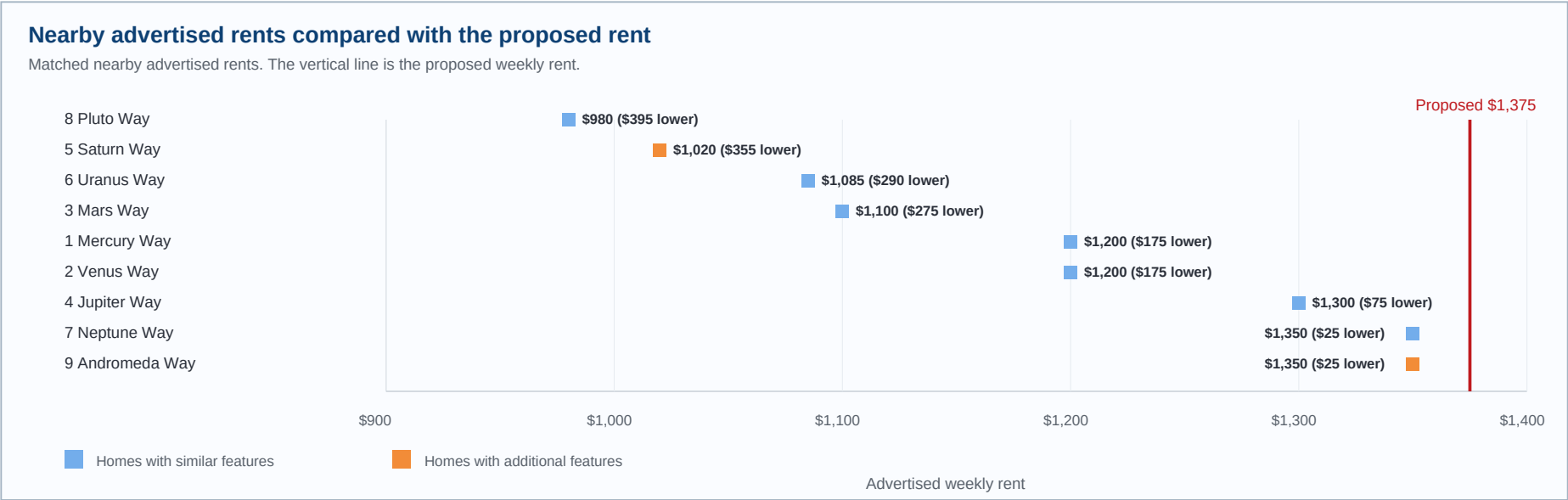
## MATCHING METHOD

Matched homes have the same bedroom and bathroom counts. The search covers the same postcode and, where coordinates are available, nearby homes within 3 km.

All returned homes are within 2.5 km of the subject property.

All were observed as rental listings in the 90 days before the report's analysis date; this does not confirm they remain available.

## EVIDENCE AT A GLANCE



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## RENT AND MARKET TREND



### READING THE CHART

Values at the right-hand endpoints indicate weekly rent. The red line represents the proposed rent.

#### Same market position

Keeps your rent at its original position among matching local rents.

#### Cost of living growth

Your current rent adjusted by the ABS city consumer price index.

#### Upper quarter (P75)

75% of matching new rents are at or below this amount.

#### City rent growth

Your current rent adjusted by the ABS city rents index.

#### Middle rent (median)

Half of matching new rents are at or below this amount.

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## MOVEMENT COMPARISONS

| Measure                                | Matching market                                | Source | Latest source date | Weekly rent if in line with growth | Proposal difference | % difference |
|----------------------------------------|------------------------------------------------|--------|--------------------|------------------------------------|---------------------|--------------|
| Same market position (percentile 73.1) | Marrickville area, postcode 2204, 3-bed houses | [1]    | 2026-08-31         | \$1,300.00/wk                      | \$+75.00/wk         | +5.8%        |
| City rent growth                       | Sydney                                         | [2]    | 2026-08-01         | \$1,293.84/wk                      | \$+81.16/wk         | +6.3%        |
| Cost of living growth (CPI)            | Sydney                                         | [3]    | 2026-08-01         | \$1,299.15/wk                      | \$+75.85/wk         | +5.8%        |

REPORT DETAILS

| Item                      | Details                    |
|---------------------------|----------------------------|
| Report generated          | 7 Oct 2026                 |
| Listing observation dates | 14 Jul 2026 to 28 Sep 2026 |
| Market data as at         | 31 Aug 2026                |

SOURCES

Chart reference numbers correspond to the labels in the rent and market trend chart.

- [1] NSW Fair Trading rental bond lodgements; postcode 2204, 3 bedrooms, House. Local values use the source's matching rent windows.

[1] Source: <https://www.nsw.gov.au/housing-and-construction/rental-forms-surveys-and-data/rental-bond-data>
- [2] ABS city rents index, Greater Sydney; Australian Bureau of Statistics.

[2] Source: <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia>
- [3] ABS city All Groups CPI, Greater Sydney; Australian Bureau of Statistics.

[3] Source: <https://www.abs.gov.au/statistics/economy/price-indexes-and-inflation/consumer-price-index-australia>

DISCLAIMER

Advertised rents are not confirmed lease outcomes.  
Property condition, inclusions and individual circumstances may differ.  
This local-market view is a guide, not a valuation. Individual homes can differ in condition, furnishing, features and timing.