

1 Nov 2026

To: The property manager
Re: Rent increase

Dear property manager,

Thank you for your notice, which I received on 12 Oct 2026, proposing to increase the rent from \$600 to \$700 a week from 26 Nov 2026. That's an increase of +16.7%: \$100 a week, or \$5,200 a year.

I've looked at the published figures. On figures worked out from NSW Fair Trading's rental bond lodgements, new leases of 2-bedroom units in postcode 2150 (including Parramatta and Harris Park) had a median of \$730 a week for July 2026 – Sept 2026, from 611 new leases. The middle half of those new leases were between \$620 and \$812.50 a week, and the proposed \$700 is in the lower half of it. From August 2025, around when my current rent started, to September 2026, that median moved +4.3%. At that pace, my rent of \$600 a week would now be about \$626. The proposed increase is larger than that.

I've paid the rent on time throughout my tenancy. I'd like to stay on for the long term.

My understanding of the rules is that at least 60 days' written notice is needed before a new rent starts. Your notice reached me on 12 Oct 2026 and gives 44 full days before 26 Nov 2026, not counting the day it reached me. Could you please confirm the start date?

I'd like to propose a rent of \$626 a week instead.

Could you please reply in writing by 8 Nov 2026?

Kind regards,
[Your name]

Rent increase evidence

2-bedroom unit · Parramatta 2150 · NSW

Prepared 1 Nov 2026 from government bond figures. General information, not legal or financial advice.

The increase

Current rent	\$600 a week
Proposed rent	\$700 a week
Increase	+16.7% · \$100 a week · \$5,200 a year
New rent starts	26 Nov 2026
Notice received	12 Oct 2026
Current rent started	1 Sept 2025

Published figures for new leases

Comparison group	New leases of 2-bedroom units in postcode 2150
The postcode	Includes Parramatta and Harris Park
Period	July 2026 – Sept 2026
Median rent	\$730 a week
Middle half	\$620 – \$812.50 a week
New leases counted	611
Median change	+4.3% over 12 months
Since current rent started	+4.3% over 13 months
At the median's pace	\$600 a week would be \$626

The increase (+16.7%) is larger than the median's +4.3% change since your current rent started (August 2025 to September 2026), but the proposed rent of \$700/wk is below the median of \$730/wk for new leases of 2-bedroom units in postcode 2150.

Recent published figures (same group)

Feb 2026	\$700 a week · 571 new leases
Mar 2026	\$715 a week · 663 new leases
Apr 2026	\$725 a week · 624 new leases
May 2026	\$740 a week · 576 new leases
June 2026	\$750 a week · 498 new leases
July 2026	\$740 a week · 550 new leases
Aug 2026	\$740 a week · 576 new leases
Sept 2026	\$730 a week · 611 new leases

Your notice and the published rules

Notice received 12 Oct 2026

The date you entered. The dates below count from it.

Check: The notice gives 44 full days before the new rent starts, short of 60 days' notice

At least 60 days' written notice is needed, stating the new rent and the day it starts. The day you got the notice isn't counted. Counted from the day after you got it, that runs to 11 Dec 2026, so on this rule the new rent can start from 12 Dec 2026.

At least 12 months after the rent last changed

Your current rent started 1 Sept 2025. Ordinarily rent can't go up in the first 12 months of a tenancy or within 12 months of the last increase. The new rent starts 26 Nov 2026.

Last day to apply to NCAT: 11 Nov 2026

If you think the increase is excessive, you can apply to NCAT within 30 days of being given the notice. This date counts from the day you entered; if the notice reached you earlier (an email you saw later, say), count from then. After that, you'd need to ask NCAT for an extension. If that day is a public holiday, the next business day counts.

Before you act on it

If the dates on your notice don't meet these rules, a tenants' advice service can confirm what that means for you before you act on it.

Checked against the dates entered, not the agreement itself.

The rules (NSW)

- Ordinarily rent can't go up in the first 12 months of a tenancy, and at least 12 months must pass between increases — except fixed-term agreements of under 2 years entered into (signed) before 13 December 2024, which follow their written increase terms during the term (no increase if none is written). Social-housing rent rebate changes are treated differently.
- The landlord or agent must give at least 60 days' written notice stating the new rent amount and the date it starts — except during one of those older fixed terms whose agreement itself sets out the increase and the date it starts.
- If you think the increase is excessive, you can apply to NCAT within 30 days of being given the notice; the Tribunal weighs comparable rents in the area, the property's condition and the landlord's costs, and can set the rent for the next 12 months.
- A renewal with the same landlord and at least one of the same tenants, who hasn't moved out between agreements, counts as the same tenancy: the 60 days' notice and the 12-month rule still apply.
- Any lower figure you agree with the landlord should be confirmed in writing.

From NSW Government — Rent increases,

<https://www.nsw.gov.au/housing-and-construction/renting-a-place-to-live/rent-increases> (checked 2026-10-17).

About these figures

- A new-lease median describes the rents agreed at the start of recent new leases for this group. It isn't a valuation of your home, it isn't what a sitting tenant must pay, and it isn't what a tribunal would decide.
- Bond figures record the rent agreed at the start of each new lease in the period. They don't account for condition, furnishings, parking or exact location.
- Asking rents on listing sites can differ from these: they're what was advertised, not what was agreed. NSW medians here are our own calculation from the bond records, so they can differ by a few dollars from other medians published from the same data.
- General information only — not legal or financial advice, or a valuation. Check your agreement, and get advice from a tenants' advice service before you reply.

Sources

The medians, ranges and changes here are calculated by Keyfacts from these sources (Queensland medians are the RTA's own). The publishers haven't checked or endorsed them.

NSW rental bond lodgements (monthly) (NSW Fair Trading, State of New South Wales). © State of New South Wales (NSW Fair Trading rental bond data). For current information go to www.nsw.gov.au. Licence: CC-BY-4.0, <https://creativecommons.org/licenses/by/4.0/>.

<https://www.nsw.gov.au/housing-and-construction/rental-forms-surveys-and-data/rental-bond-data>

NSW rental bond lodgements, yearly archives 2021–2023 (observed history) (NSW Fair Trading, State of New South Wales). © State of New South Wales (NSW Fair Trading rental bond data). For current information go to www.nsw.gov.au. Licence: CC-BY-4.0, <https://creativecommons.org/licenses/by/4.0/>.

<https://www.nsw.gov.au/housing-and-construction/rental-forms-surveys-and-data/rental-bond-data>

This group's latest figures, on a public page: <https://keyfacts.au/a/nsw/postcode-2150#rent-unit-2>. How the comparison is made: <https://keyfacts.au/methodology>.