

LUMINOUS RELEASE – TITLES EST. APRIL 2026

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
316	Luminous Parkway	386	12.5	SOLD	LOW	R20
320	Engaging Boulevard	507	cnr 17.5	\$701,000	LOW	R20
363	Expansive Parade	488	15	SOLD	LOW	R20
365	Engaging Boulevard	448	cnr 17.5	SOLD	LOW	R20
603	Engaging Boulevard	423	cnr 17.01	HOLD - \$623,000	29	R20
605	Engaging Boulevard	425	15	SOLD	12.5	R20

PERENNIAL RELEASE – TITLES EST. FEBRUARY 2026

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
154	Affluent Lane	465	6	\$667,000	LOW	R30
155	Affluent Lane	517	71	HOLD - \$698,000	LOW	R30
179	Perennial Approach	540	cnr 10.38	\$751,000	LOW	R20

THE RESERVE – TITLES EST. MAY 2026

Lot	Address	Area m ²	Frontage	Price	BAL	Zoning
287	Realm Way	350	cnr	\$549,000	LOW	R30
288 ^	Idyllic Avenue	319	cnr	\$509,000	LOW	R30
289 ^	Idyllic Avenue	275	10	\$455,000	LOW	R30
295	Exquisite Street	300	12	HOLD - \$489,000	LOW	R30
296	Exquisite Street	300	12	HOLD - \$489,000	LOW	R30
297	Exquisite Street	330	cnr	HOLD - \$525,000	LOW	R30

^ Denotes Lots are subject to a mandatory requirement for the construction of a 2-storey home.

Cnr = Corner Lot

All lots include boundary fencing by developer and front landscaping rebate.

\$20,000 Deposit required at contract signing.

Pricing and details correct as of 17th November 2025.



FOR MORE INFORMATION CONTACT
DAMYN STRANG ON 0434 070 654

TO FIND OUT MORE, VISIT
GLENIRISESTATE.COM.AU

Luminous Release

Glen Iris
ESTATE



LEGEND

	Luminous Release 1		Future Release
	Luminous Future Release		Future Release - The Reserve
	Sold		Existing Residential
	Hold		
	Footpath		Retaining Wall
	Street Light		Retained Tree
	NBN Comms Node Cabinet		NBN Co. Network Connection
	Combination Side Entry Pit		Side Entry Pit
	Uni Pillar & Connection		Mini Pillar & Connection
	Water Hydrant		Water Valve
	Water Connection		Sewer Manhole / Connection
	Deferred Water		BAL 12.5
	Lot Level		BAL 19
	Mandatory Garage Location		BAL 29

LOCATION PLAN



GLEN IRIS ESTATE
LAND SALES

Damyn Strang – 0434 070 654

DISCLAIMER: This plan is for illustrative purposes only. The vendor reserves the right to amend these plans at any time in its absolute discretion. Please check with the Selling Agent for up-to-date information.

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Perennial Release

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LEGEND

	Perennial Release		Sold
	Future Release		Hold
	Previous Release		
	Footpath		Retaining Wall
	Street Light		Retained Tree
	NBN Comms Node Cabinet		NBN Co. Network Connection
	Combination Side Entry Pit		Side Entry Pit
	Uni Pillar & Connection		Mini Pillar & Connection
	Water Hydrant		Water Valve
	Water Connection		Deferred Water
	Lot Level		Sewer Manhole / Connection
	'Package A' Quiet House Design		

LOCATION PLAN



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The Reserve

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LEGEND

The Reserve	Previous Release
Future Release	Sold Hold
Footpath	Drainage Grate
Transformer Site	Combination Side Entry Pit
Lot Level	Side Entry Pit
Road Level	Located in ANEF Contour 20-25
Retaining Wall	Street Light
Water Valve	Sewer Manhole / Connection
NBN Co. Network Connection	Retained Tree
Uni Pillar & Connection	Mini Pillar & Connection
Mandatory Garage Location	Soakwell
Below Ground Service Pit & Connection	Mandatory Two-Storey Requirement
	Access Restriction

LOCATION PLAN



GLEN IRIS ESTATE
LAND SALES

Damyn Strang – 0434 070 654

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