

LUMINOUS RELEASE – TITLES EST. MAY 2026

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
305	The Fairway	591	15	\$969,000	LOW	R20
636	Expansive Parade	602	15	\$979,000	12.5	R20

THE RESERVE – TITLES EST. MAY 2026

Lot	Address	Area m ²	Frontage	Price	BAL	Zoning
290 ^	Alluvial Way	276	10	HOLD - \$490,000	LOW	R30
291 ^	Alluvial Way	355	cnr	SOLD	LOW	R30

EXPANSIVE RELEASE – TITLES EST. OCTOBER 2026

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
345	Agile Way	360	cnr	SOLD	LOW	R20
349	Expansive Parade	450	15	\$767,000	LOW	R20
350	Expansive Parade	375	12.5	\$682,000	LOW	R20
384	Agile Way	351	12.5	\$644,000	12.5	R20
407	Agile Way	465	cnr	SOLD	LOW	R20
408	Agile Way	452	15	SOLD	LOW	R20
611	Engaging Boulevard	579	17	SOLD	LOW	R20
612	Engaging Boulevard	418	12.5	\$730,000	LOW	R20
613	Engaging Boulevard	411	12.5	\$722,000	LOW	R20
615	Engaging Boulevard	485	15	\$827,000	LOW	R20
619	Engaging Boulevard	534	11.4	\$850,000	LOW	R20
632	Expansive Parade	406	12.5	\$717,000	LOW	R20

^ 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 23rd April 2026.



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 | | Future Release |
| | Luminous Future Release | | Future Release - The Reserve |
| | Sold | | Existing Residential |
| | Hold | | |
-
- | | | | |
|--|----------------------------|--|-----------------------------|
| | Footpath | | Retaining Wall |
| | Street Light | | Retained Tree |
| | One Way Street | | Slope (top of batter) |
| | NBN Co. Network Connection | | Side Entry Pit |
| | Combination Side Entry Pit | | Mini Pillar & Connection |
| | Uni Pillar & Connection | | Water Valve |
| | Water Hydrant | | Drainage Grate |
| | Drainage Manhole | | Sewer Manhole / Connection |
| | Water Connection | | BAL 12.5 |
| | Deferred Water | | BAL 19 |
| | Lot Level | | BAL 29 |
| | Mandatory Garage Location | | Recommended Garage Location |

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.

Date: 19/08/2025 © Copyright

The Reserve

Glen Iris

ESTATE



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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Expansive Release



LEGEND

- | | |
|--------------------------|------------------|
| Expansive Release | Previous Release |
| Future Expansive Release | Future Release |
| Sold | Hold |
-
- | | |
|-------------------------------|---------------------------------------|
| Footpath | Side Entry Pit |
| Retaining Wall | Sewer Manhole Connection |
| Lot Level | NBN Co. Network Connection |
| Road Level | Retained Tree |
| Water Hydrant | Below Ground Service Pit & Connection |
| Water Valve | Mini Pillar & Connection |
| Water Connection | Uni Pillar & Connection |
| Below Ground Water Connection | Transformer Site |
| Drainage Grate | Street Light |
| Soakwell | Mandatory Garage Location |
| Drainage Manhole | BAL 12.5 |
| Combination Side Entry Pit | |

LOCATION PLAN



GLEN IRIS ESTATE
LAND SALES

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