

LUMINOUS RELEASE – TITLED

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
305	The Fairway	591	15	\$969,000	LOW	R20
307	The Fairway	456	12.5	\$780,000	12.5	R20
636	Expansive Parade	602	15	SOLD	12.5	R20

PERENNIAL RELEASE – TITLED

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
153	Affluent Lane	400	12.5	HOLD - \$750,000	LOW	R30
159	Affluent Lane	475	15	\$858,000	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
346	Expansive Parade	498	12.85	\$829,000	LOW	R20
347	Expansive Parade	450	15	\$780,000	LOW	R20
349	Expansive Parade	450	15	SOLD	LOW	R20
350	Expansive Parade	375	12.5	SOLD	LOW	R20
384	Agile Way	351	12.5	SOLD	12.5	R20
385	Agile Way	351	12.5	\$659,000	LOW	R20
617	Engaging Boulevard	415	12.5	\$737,000	LOW	R20
619	Engaging Boulevard	534	11.4	\$850,000	LOW	R20
627	Expansive Parade	406	12.5	\$727,000	LOW	R20
628	Expansive Parade	488	15	HOLD - \$845,000	LOW	R20
632	Expansive Parade	406	12.5	SOLD	LOW	R20

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 8th June 2026.



FOR MORE INFORMATION CONTACT
DAMYN STRANG ON 0434 070 654

TO FIND OUT MORE, VISIT
GLENIRISESTATE.COM.AU

THE GRANGE – TITLES EST. OCTOBER 2026

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
180	Immense Avenue	514	17.21	\$932,000	LOW	R20
204	Dundas Street	550	18.04	SOLD	LOW	R20
209	Dundas Street	516	16.97	\$945,000	LOW	R20
210	Dundas Street	505	17	\$928,000	LOW	R20
235	Scenic Boulevard	511	17.01	\$959,000	LOW	R20
236	Scenic Boulevard	529	16.97	\$1,000,000	LOW	R20

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 8th June 2026.



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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.

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Perennial Release

Glen Iris

ESTATE



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



**GLEN IRIS ESTATE
LAND SALES**

Damyn Strang – 0434 070 654

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LEGEND

- | | |
|--------------------|------------------|
| The Grange Release | Previous Release |
| Future Release | Sold Hold |
-
- | | |
|-----------------------------|---|
| Footpath | Sewer Manhole / Connection |
| Retaining Wall | NBN Co. Network Connection |
| Lot Level | Retained Tree |
| Road Level | Raised Plateau |
| Water Hydrant | Below Ground Service Pit & Connection |
| Water Valve | Mini Pillar & Connection |
| Water Connection | Uni Pillar & Connection |
| Recommended Garage Location | Padmount Site |
| Mandatory Garage Location | Street Light |
| Drainage Grate | Package A Noise Requirement |
| Drainage Manhole | Front Setback Slope (Road Up to Lot Level) Refer to Lot Plans |
| Combination Side Entry Pit | |
| Side Entry Pit | |

LOCATION PLAN



**GLEN IRIS ESTATE
LAND SALES**

Damyn Strang – 0434 070 654

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