

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

PERENNIAL RELEASE – TITLED

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
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
348	Expansive Parade	375	12.5	\$690,000	LOW	R20
386	Agile Way	360	cnr	\$672,000	LOW	R20
618	Engaging Boulevard	505	15	\$870,000	LOW	R20
621	Agile Way	405	15	\$729,000	LOW	R20
631	Expansive Parade	406	12.5	\$727,000	LOW	R20
410	Agile Way	434	cnr	\$750,000	LOW	R20

THE GRANGE – TITLES EST. OCTOBER 2026

Lot	Address	Area m ²	Frontage	Lot Price	BAL	Zoning
182	Immense Avenue	513	17	\$930,000	LOW	R20
185	Immense Avenue	504	18	\$923,000	LOW	R20
200	Dundas Street	548	18	\$1,004,000	LOW	R20
215	Dundas Street	530	20	\$975,000	LOW	R20
231	Scenic Boulevard	442	16.69	\$839,000	LOW	R20
234	Scenic Boulevard	493	17.01	\$928,000	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 22nd July 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 | 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

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Expansive Release

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ESTATE



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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The Grange

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ESTATE



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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