Statement of Significance: Medley Place Precinct, South Yarra (June 2026)

Heritage Place:	Medley Place Precinct South Yarra	**PS ref no:**	HO457



Figures 1-6: *Examples of residences within the precinct* (L-R, starting at the top) *12, 20, 24 and 26-32 Medley Place, 7 and 8 Medley Street, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Medley Place Precinct, an 1880s residential subdivision containing a collection of modestly-scaled Victorian and Edwardian-era houses.

The precinct includes:

- Medley Place (nos. 12-32 even only)
- Medley Street (nos. 1-10)

Elements which contribute to the significance of the precinct include:

- Single-storey single-fronted brick houses and one double-fronted timber house dating from the late nineteenth and early twentieth centuries
- Polychromatic brickwork construction (some overpainted)
- Predominantly corrugated metal-clad roofs
- Rows of terraces with visible continuous roof forms
- Verandahs to principal elevations with decorative cast-iron friezes and brackets or timber fretwork
- Principal elevations with front door opening and single timber-framed sash window
- Front gable ends to three early twentieth century houses finished with roughcast render with large vents and decorative timber strapping
- Prominent brick or rendered brick chimneys with corbelled capping
- Precinct layout with narrow streets, pedestrian access only to Nos 12-22 Medley Lane, and open area to the east of Medley Place (former public space).

Later front fences, overpainting of brickwork and rear additions do not contribute to the significance of the precinct.

How is it significant?

The Medley Place Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Medley Place Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when rapid and uncoordinated speculative development occurred, producing irregular subdivisions with dense streetscapes of modestly-scaled workers' housing. As a highly intact precinct of modestly-scaled houses constructed in the Victorian and Edwardian-style, the Medley Place Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Medley Place Precinct is a cohesive collection of highly intact, representative examples of modestly-scaled Victorian and Edwardian-style houses. The houses in the precinct display typical features of the late nineteenth and early twentieth century, including polychromatic brick or timber construction, hipped or gabled roofs clad in corrugated iron, front verandahs with decorative cast iron or timber fretwork, front gable ends finished with roughcast render with large vents and decorative timber strapping, timber-framed sash windows and corbelled brick or rendered chimneys (Criterion D).

The Medley Place Precinct forms a highly unified group of modestly-scaled residences dating to the Victorian and Edwardian periods. The high degree of consistency in plan forms, setbacks, materials and detailing of the buildings creates – in combination with the continuous roof forms and distinctive subdivision pattern – creates a precinct of distinctive aesthetic character (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2025).

Precinct map



Gradings schedule

Street address	Grading
12 Medley Place, SOUTH YARRA	Contributory
14 Medley Place, SOUTH YARRA	Contributory
16 Medley Place, SOUTH YARRA	Contributory
18 Medley Place, SOUTH YARRA	Contributory
20 Medley Place, SOUTH YARRA	Contributory
22 Medley Place, SOUTH YARRA	Contributory
24 Medley Place, SOUTH YARRA	Contributory
26 Medley Place, SOUTH YARRA	Contributory
28 Medley Place, SOUTH YARRA	Contributory
30 Medley Place, SOUTH YARRA	Contributory
32 Medley Place, SOUTH YARRA	Contributory

1 Medley Street, SOUTH YARRA	Contributory
2 Medley Street, SOUTH YARRA	Contributory
3 Medley Street, SOUTH YARRA	Contributory
4 Medley Street, SOUTH YARRA	Contributory
5 Medley Street, SOUTH YARRA	Contributory
6 Medley Street, SOUTH YARRA	Contributory
7 Medley Street, SOUTH YARRA	Contributory
8 Medley Street, SOUTH YARRA	Contributory
9 Medley Street, SOUTH YARRA	Contributory
10 Medley Street, SOUTH YARRA	Contributory