Statement of Significance: Dulverton Flats, 379 Toorak Road, South Yarra (June 2026)

Heritage Place:	Dulverton Flats 379 Toorak Road, South Yarra	**PS ref no:**	HO171



Figure 1: *Street frontage of Dulverton Flats, 379 Toorak Road, South Yarra* (GJM Heritage, April 2024).

What is significant?

Dulverton Flats at 379 Toorak Road, South Yarra, constructed c1929.

Elements that contribute to the significance of the place include:

- Two-storey block of flats in the Interwar Mediterranean style
- Rendered brick construction
- Multiple tile-clad hipped roofs with broad ventilated eaves
- Tall rendered brick chimneys with ribbed capping
- L-shaped plan with longer elevation to the side road (Kensington Road)
- Upper-balconies contained within the hipped roof form with verandah below comprising a row of broad piers across the façade
- Staircases with metal balustrading providing access to the upper level through arched openings
- Broadly symmetrical elevation to Toorak Road
- Dominant classically-inspired central entrance porticoes to both elevations comprising framing piers, double arcaded opening at ground level and colonnade above with nameplates

comprising raised lettering ‘Dulverton’ and two panels of arabesque ornament and shields to Toorak Road elevation
- Frameless arched openings to balconies and verandahs
- Groups of two or three timber-framed double-hung sash windows.

The perimeter boundary fencing does not contribute to the significance of the place.

How is it significant?

Dulverton Flats at 379 Toorak Road, South Yarra, is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Dulverton Flats, 379 Toorak Road, South Yarra have strong associations with the development of the municipality in the interwar period. This period of development transformed the built environment and social character of the area by replacing substantial mansion estates with higher density flat and apartment developments. This was largely a result of rising labour and materials costs following World War I, which made the cost of maintaining grand Victorian and Federation-era mansions difficult and led to a significant increase in the subdivision of large estates across the municipality. Constructed on land that was previously occupied by a large single residence, Dulverton Flats clearly illustrates the important interwar phase of development in the City of Stonnington (Criterion A).

The Dulverton Flats, 379 Toorak Road, South Yarra are a fine and substantially intact representative example of interwar residential flat design. The building displays typical characteristics of the Mediterranean style of the Interwar period, including rendered brick walls and tall rendered brick chimneys, tile-clad hipped roofs with broad eaves, classically-inspired treatments to entrances, metalwork to balconies and staircases, and frameless arched openings (Criterion D).

Constructed to a design by architects F L & K Klingender, the Dulverton Flats, 379 Toorak Road, South Yarra, represents an accomplished example of the Interwar Mediterranean style applied to a flat development. The refined detailing, including the multiple tile-clad gabled-roof forms, recessed upper balconies and verandahs with frameless arched openings, exposed staircases with decorative steel balustrading, tall chimneys and classically-inspired entrance porticoes with framing piers, double arcaded openings at ground level and colonnade above with nameplates and panels of arabesque ornament and shields, presents a highly resolved expression of this architectural style, creating an imposing form within the streetscape (Criterion E).

Primary source

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