Statement of Significance: Airlie Avenue Precinct, Prahran (June 2026)

Heritage Place:	Airlie Avenue Precinct Prahran	**PS ref no:**	HO178










Figures 1-8: *Examples of residences and commercial buildings in the precinct (L-R, starting at the top) 2, and 23-29 Airlie Avenue; 575-579 High Street, and Grandview Terrace, 602-610 High Street; 3 Highbury Grove; 36 Irving Avenue; 4 Kelvin Grove; and 22-28 Larnook Street, Prahran* (Extent Heritage, February 2024).

What is significant?

The Airlie Avenue Precinct, comprising 1-51 & 2-44 Airlie Avenue, 74-94 Chomley Street, 566-614 & 575-601 High Street, 1-67 & 2-46 Highbury Grove, 27-35 & 30-48 Irving Avenue, 2-18 Kelvin Grove, 1-21 & 2-36 Larnook Street, and 1-5 & 2-28 Willis Street, Prahran, is significant. Significant properties include:

- 1-1A, 2, 3, 5, 7, 9, 13, 15, 16, 34, 42, and 44 Airlie Avenue. Prahran
- 2, 4, 6, and 18 Kelvin Grove, Prahran
- 2, 5, and 7 Highbury Grove, Prahran
- 27, 29, and 31 Irving Avenue, Prahran
- 1 Larnook Street, Prahran
- 84 Chomley Street, Prahran
- 568, 586, 588, and *Grandview Terrace*, 602-610 High Street, Prahran.

The precinct is largely characterised by a collection of mostly contributory graded buildings.

Elements which contribute to the significance of the precinct include:

Streets and allotments in the precinct were created by successive subdivisions of the Merville Estate and Victoria Estate from 1879 to 1910. The earliest house in the precinct is the bichrome brick villa 'Cathcart' at 568 High Street of 1880. Residential development dating from 1880-90 characterises the northern half of the precinct, as well as two rows of shops of this era on High Street. Federation/Edwardian era residential predominates in the southern half, in keeping with its later subdivision dates.

Further, the following elements also contribute, including:

- The high degree of intactness of the precinct to its pre-World War II state, due to the low level of later redevelopment.
- The intactness of the buildings to their original state, with buildings typically retaining with their street presentation largely unaltered, apart from some changes to verandahs and windows.
- The single-storey scale of the residential streets, and the mixed single- and double-storey scale of the High Street section.
- The use of hipped roofs, timber, bichrome face brick or cement-render cladding to Victorian era buildings, with a shift to gable-fronts and red face brick in the Federation and early interwar periods.

- The irregular subdivision pattern which demonstrates the piecemeal creation and extension of streets over a 30-year period, and whose boundaries are often indicated by east-west running laneways.
- The presence of laneways, many of them retaining their bluestone pitches, which not only provided access to nightsoil carts prior to the introduction of sewers c1900 but also provided pedestrian access between the cul-de-sacs.
- Mature street trees, comprising the London Plane plantings (*Platanus x acerifolia*) along Larnook Street.

How is it significant?

The Airlie Avenue Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Airlie Avenue Precinct is of historical significance for its illustration of the ad hoc nature of late nineteenth century and early twentieth-century subdivisions of large estates into suburban streets and allotments, resulting in an irregular street pattern and a number of cul-de-sacs linked by pedestrian laneways. The successive subdivisions are readily apparent due to the almost complete physical separation of the two principal eras – Victorian and Federation – sometimes at either end of a single street. The relatively modest means of many of Prahran's residents are illustrated by the many timber Victorian single-fronted cottages, as well as semi-detached Federation dwellings. These are interspersed with a number of more substantial, double-fronted houses of both eras. The need for local shops in pre-automobile residential areas is illustrated by Victorian and Federation shops on High Street. (Criterion A)

The Airlie Avenue Precinct is of aesthetic significance due to the regular rhythms created by identical rows of detached houses – for example Victorian timber cottages on Willis Street and rendered and timber villas on Airlie Avenue – and rows of asymmetrical semi-detached and symmetrical Edwardian and early interwar dwellings – for example on Highbury Grove, Airlie Avenue, Larnook Street and Irving Avenue. This rhythm is supported by the very consistent use of red face brick for both the Federation-era and inter-war era dwellings in the precinct, as well as the mature interwar era London Plane plantings (*Platanus x acerifolia*) along Larnook Street. The aesthetic significance of the precinct is further enhanced by dwellings with unusual forms of ornamentation, such as the row of timber Victorian houses with pedimented front windows at 5-9 & 15 Airlie Avenue, and the single-fronted Victorian house at 84 Chomley Street with highly decorative cast-cement enrichments. The commercial development on High Street, comprising Victorian shops with original timber shopfronts and iron lacework at 602-610 High Street and Federation-era commercial shops distinguished by pedimented parapets and at 575-579 High Street also contribute to the aesthetic qualities of the precinct by demonstrating the application of Victorian and Federation era detailing to commercial properties. The scale and degree of expressive decoration exhibited on the boom-era terrace stores at Grandview Terrace speak to the contributing aesthetic significance of 602-610 High Street, featuring a deep stepped awning on cast iron pillars, decorative renderwork and an intact and repeated parapet design with rendered festoon details and urns. The Federation-era stores at 575-579, while smaller than Grandview Terrace, are established on a prominent corner siting at the intersection of Grandview Grove and High Street, with a design emphasis addressing the corner entrance. The parapet detailing has restrained ornamentation in keeping with early twentieth century, with rendered pilasters separating each storefront and a parapet with a rendered dripmould visually supported by slightly protruding dentils. A key unorthodox element of 575-579 High Street are its eaves projecting through the parapet, producing a visually striking and interesting design adding to the aesthetic significance of the precinct. (Criterion E)

Primary source

Prahran and Windsor Heritage Review (Extent Heritage, April 2024).

Precinct map



Gradings schedule

Street address	Grading
1-1A Airlie Avenue, PRAHRAN	Significant
2 Airlie Avenue, PRAHRAN	Significant
3 Airlie Avenue, PRAHRAN	Significant
4 Airlie Avenue, PRAHRAN	Non-contributory
5 Airlie Avenue, PRAHRAN	Significant
6 Airlie Avenue, PRAHRAN	Non-contributory
7 Airlie Avenue, PRAHRAN	Significant
8 Airlie Avenue, PRAHRAN	Non-contributory
9 Airlie Avenue, PRAHRAN	Significant
10 Airlie Avenue, PRAHRAN	Contributory
11 Airlie Avenue, PRAHRAN	Non-contributory
12 Airlie Avenue, PRAHRAN	Contributory
13 Airlie Avenue, PRAHRAN	Significant
14 Airlie Avenue, PRAHRAN	Contributory
15 Airlie Avenue, PRAHRAN	Significant

16 Airlie Avenue, PRAHRAN	Significant
17 Airlie Avenue, PRAHRAN	Contributory
18 Airlie Avenue, PRAHRAN	Non-contributory
19 Airlie Avenue, PRAHRAN	Contributory
20 Airlie Avenue, PRAHRAN	Contributory
21 Airlie Avenue, PRAHRAN	Contributory
22 Airlie Avenue, PRAHRAN	Contributory
23 Airlie Avenue, PRAHRAN	Contributory
24 Airlie Avenue, PRAHRAN	Contributory
25 Airlie Avenue, PRAHRAN	Contributory
26 Airlie Avenue, PRAHRAN	Contributory
27 Airlie Avenue, PRAHRAN	Contributory
28 Airlie Avenue, PRAHRAN	Contributory
29 Airlie Avenue, PRAHRAN	Contributory
30 Airlie Avenue, PRAHRAN	Contributory
31 Airlie Avenue, PRAHRAN	Contributory
32 Airlie Avenue, PRAHRAN	Contributory
33 Airlie Avenue, PRAHRAN	Contributory
34 Airlie Avenue, PRAHRAN	Significant
35 Airlie Avenue, PRAHRAN	Contributory
36 Airlie Avenue, PRAHRAN	Contributory
37 Airlie Avenue, PRAHRAN	Contributory
38 Airlie Avenue, PRAHRAN	Contributory
39 Airlie Avenue, PRAHRAN	Contributory
40 Airlie Avenue, PRAHRAN	Contributory
41 Airlie Avenue, PRAHRAN	Contributory
42 Airlie Avenue, PRAHRAN	Significant
43 Airlie Avenue, PRAHRAN	Contributory
44 Airlie Avenue, PRAHRAN	Significant
45 Airlie Avenue, PRAHRAN	Contributory
47 Airlie Avenue, PRAHRAN	Contributory
49 Airlie Avenue, PRAHRAN	Contributory
51 Airlie Avenue, PRAHRAN	Contributory
2 Kelvin Grove, PRAHRAN	Significant
4 Kelvin Grove, PRAHRAN	Significant
6 Kelvin Grove, PRAHRAN	Significant
8-10 Kelvin Grove, PRAHRAN	Non-contributory
12 Kelvin Grove, PRAHRAN	Contributory
16 Kelvin Grove, PRAHRAN	Contributory

18 Kelvin Grove, PRAHRAN	Significant
1 Highbury Grove, PRAHRAN	Contributory
2 Highbury Grove, PRAHRAN	Significant
2A Highbury Grove, PRAHRAN	Contributory
3 Highbury Grove, PRAHRAN	Contributory
4 Highbury Grove, PRAHRAN	Contributory
5 Highbury Grove, PRAHRAN	Significant
6 Highbury Grove, PRAHRAN	Contributory
7 Highbury Grove, PRAHRAN	Significant
8 Highbury Grove, PRAHRAN	Non-contributory
9 Highbury Grove, PRAHRAN	Contributory
10 Highbury Grove, PRAHRAN	Non-contributory
11 Highbury Grove, PRAHRAN	Contributory
12 Highbury Grove, PRAHRAN	Non-contributory
13 Highbury Grove, PRAHRAN	Contributory
14 Highbury Grove, PRAHRAN	Non-contributory
15 Highbury Grove, PRAHRAN	Non-contributory
16 Highbury Grove, PRAHRAN	Contributory
17 Highbury Grove, PRAHRAN	Contributory
18 Highbury Grove, PRAHRAN	Contributory
19 Highbury Grove, PRAHRAN	Contributory
20 Highbury Grove, PRAHRAN	Non-contributory
21 Highbury Grove, PRAHRAN	Non-contributory
22 Highbury Grove, PRAHRAN	Contributory
23 Highbury Grove, PRAHRAN	Contributory
24 Highbury Grove, PRAHRAN	Contributory
25 Highbury Grove, PRAHRAN	Contributory
26 Highbury Grove, PRAHRAN	Non-contributory
26A Highbury Grove, PRAHRAN	Non-contributory
27 Highbury Grove, PRAHRAN	Contributory
28 Highbury Grove, PRAHRAN	Contributory
29 Highbury Grove, PRAHRAN	Contributory
30 Highbury Grove, PRAHRAN	Contributory
31 Highbury Grove, PRAHRAN	Contributory
32 Highbury Grove, PRAHRAN	Contributory
33 Highbury Grove, PRAHRAN	Contributory
34 Highbury Grove, PRAHRAN	Contributory
35 Highbury Grove, PRAHRAN	Contributory
36 Highbury Grove, PRAHRAN	Contributory

37 Highbury Grove, PRAHRAN	Contributory
38 Highbury Grove, PRAHRAN	Contributory
39 Highbury Grove, PRAHRAN	Contributory
40 Highbury Grove, PRAHRAN	Contributory
41 Highbury Grove, PRAHRAN	Contributory
42 Highbury Grove, PRAHRAN	Contributory
43 Highbury Grove, PRAHRAN	Contributory
44 Highbury Grove, PRAHRAN	Contributory
45 Highbury Grove, PRAHRAN	Contributory
46 Highbury Grove, PRAHRAN	Contributory
47 Highbury Grove, PRAHRAN	Contributory
48 Highbury Grove, PRAHRAN	Contributory
49 Highbury Grove, PRAHRAN	Contributory
50 Highbury Grove, PRAHRAN	Contributory
51 Highbury Grove, PRAHRAN	Contributory
52 Highbury Grove, PRAHRAN	Contributory
53 Highbury Grove, PRAHRAN	Contributory
54 Highbury Grove, PRAHRAN	Contributory
55 Highbury Grove, PRAHRAN	Contributory
56 Highbury Grove, PRAHRAN	Contributory
57 Highbury Grove, PRAHRAN	Contributory
58 Highbury Grove, PRAHRAN	Contributory
59 Highbury Grove, PRAHRAN	Contributory
60 Highbury Grove, PRAHRAN	Contributory
61 Highbury Grove, PRAHRAN	Contributory
62 Highbury Grove, PRAHRAN	Contributory
63 Highbury Grove, PRAHRAN	Contributory
64 Highbury Grove, PRAHRAN	Contributory
65 Highbury Grove, PRAHRAN	Contributory
66 Highbury Grove, PRAHRAN	Contributory
67 Highbury Grove, PRAHRAN	Contributory
27 Irving Avenue, PRAHRAN	Significant
29 Irving Avenue, PRAHRAN	Significant
30 Irving Avenue, PRAHRAN	Contributory
31 Irving Avenue, PRAHRAN	Significant
32 Irving Avenue, PRAHRAN	Contributory
33 Irving Avenue, PRAHRAN	Contributory
34 Irving Avenue, PRAHRAN	Contributory
35 Irving Avenue, PRAHRAN	Contributory

36 Irving Avenue, PRAHRAN	Contributory
37 Irving Avenue, PRAHRAN	Non-contributory
38 Irving Avenue, PRAHRAN	Contributory
40 Irving Avenue, PRAHRAN	Contributory
42 Irving Avenue, PRAHRAN	Contributory
44 Irving Avenue, PRAHRAN	Contributory
46 Irving Avenue, PRAHRAN	Contributory
48 Irving Avenue, PRAHRAN	Contributory
1 Larnook Street, PRAHRAN	Significant
2 Larnook Street, PRAHRAN	Contributory
3 Larnook Street, PRAHRAN	Contributory
4 Larnook Street, PRAHRAN	Contributory
5 Larnook Street, PRAHRAN	Contributory
6 Larnook Street, PRAHRAN	Contributory
7 Larnook Street, PRAHRAN	Contributory
8 Larnook Street, PRAHRAN	Contributory
9 Larnook Street, PRAHRAN	Contributory
10 Larnook Street, PRAHRAN	Contributory
11 Larnook Street, PRAHRAN	Contributory
12 Larnook Street, PRAHRAN	Contributory
13 Larnook Street, PRAHRAN	Contributory
14 Larnook Street, PRAHRAN	Contributory
15 Larnook Street, PRAHRAN	Contributory
16 Larnook Street, PRAHRAN	Contributory
17 Larnook Street, PRAHRAN	Contributory
18 Larnook Street, PRAHRAN	Contributory
19 Larnook Street, PRAHRAN	Contributory
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21 Larnook Street, PRAHRAN	Contributory
22 Larnook Street, PRAHRAN	Contributory
23 Larnook Street, PRAHRAN	Contributory
24 Larnook Street, PRAHRAN	Contributory
26 Larnook Street, PRAHRAN	Contributory
28 Larnook Street, PRAHRAN	Contributory
30 Larnook Street, PRAHRAN	Contributory
32 Larnook Street, PRAHRAN	Contributory
34 Larnook Street, PRAHRAN	Contributory
36 Larnook Street, PRAHRAN	Contributory
1 Willis Street, PRAHRAN	Non-contributory

2 Willis Street, PRAHRAN	Contributory
3 Willis Street, PRAHRAN	Contributory
4 Willis Street, PRAHRAN	Contributory
5 Willis Street, PRAHRAN	Contributory
6 Willis Street, PRAHRAN	Contributory
7 Willis Street, PRAHRAN	Non-contributory
8 Willis Street, PRAHRAN	Contributory
10 Willis Street, PRAHRAN	Contributory
12 Willis Street, PRAHRAN	Contributory
14 Willis Street, PRAHRAN	Contributory
16 Willis Street, PRAHRAN	Contributory
18 Willis Street, PRAHRAN	Contributory
20 Willis Street, PRAHRAN	Contributory
22 Willis Street, PRAHRAN	Contributory
24 Willis Street, PRAHRAN	Contributory
26 Willis Street, PRAHRAN	Contributory
28 Willis Street, PRAHRAN	Non-contributory
74 Chomley Street, PRAHRAN	Contributory
76 Chomley Street, PRAHRAN	Contributory
78 Chomley Street, PRAHRAN	Contributory
80 Chomley Street, PRAHRAN	Contributory
82 Chomley Street, PRAHRAN	Contributory
84 Chomley Street, PRAHRAN	Significant
86 Chomley Street, PRAHRAN	Non-contributory
88 Chomley Street, PRAHRAN	Contributory
90 Chomley Street, PRAHRAN	Contributory
92 Chomley Street, PRAHRAN	Contributory
94 Chomley Street, PRAHRAN	Contributory
566 High Street, PRAHRAN	Contributory
568 High Street, PRAHRAN	Significant
574 High Street, PRAHRAN	Non-contributory
574A High Street, PRAHRAN	Non-contributory
575-579 High Street, PRAHRAN	Contributory
576 High Street, PRAHRAN	Contributory
578 High Street, PRAHRAN	Contributory
580 High Street, PRAHRAN	Contributory
582 High Street, PRAHRAN	Contributory
584 High Street, PRAHRAN	Contributory
586 High Street, PRAHRAN	Significant

588 High Street, PRAHRAN	Significant
589 High Street, PRAHRAN	Contributory
590 High Street, PRAHRAN	Contributory
591 High Street, PRAHRAN	Contributory
592 High Street, PRAHRAN	Contributory
593 High Street, PRAHRAN	Contributory
594 High Street, PRAHRAN	Contributory
595 High Street, PRAHRAN	Contributory
596 High Street, PRAHRAN	Contributory
597 High Street, PRAHRAN	Contributory
598 High Street, PRAHRAN	Contributory
599 High Street, PRAHRAN	Contributory
600 High Street, PRAHRAN	Contributory
601 High Street, PRAHRAN	Contributory
602 High Street, PRAHRAN	Significant
604 High Street, PRAHRAN	Significant
606 High Street, PRAHRAN	Significant
608 High Street, PRAHRAN	Significant
610 High Street, PRAHRAN	Significant
612 High Street, PRAHRAN	Contributory
614 High Street, PRAHRAN	Contributory