Statement of Significance: Coolullah and Quamby Avenues Precinct, South Yarra (June 2026)

Heritage Place:	Coolullah and Quamby Avenues Precinct South Yarra	**PS ref no:**	HO382



Figures 1-6: *Examples of residences and flats buildings within the precinct* (L-R, starting from the top) *Selsdon at 2 Coolullah Avenue, Coolullah at 6 Coolullah Avenue, 13 and 17 Coolullah Avenue, 4-6 and 8-10 Quamby Avenue, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Coolullah and Quamby Avenues Precinct, South Yarra, a residential subdivision containing a collection of flats, maisonettes and houses dating to the 1930s.

The precinct includes:

- Coolullah Avenue (nos. 1/1A-27)
- Quamby Avenue (1, 2-14 even only)
- Williams Road (nos. 249-271 odd only)

Elements which contribute to the significance of the precinct include:

- Generally two-storey brick residential buildings, predominantly blocks of flats and maisonettes/duplexes designed to appear as single dwellings with some large, detached houses
- Predominantly English Domestic Revival and Moderne style dwellings of the interwar period
- Hipped or gabled roof forms with tile or slate cladding
- Predominantly asymmetrical front elevations, some with projecting gable-ended bays
- Variety of face brickwork including red, clinker and cream bricks
- Detailing including half timbering, contrasting brickwork and render to walls, decorative recessed and projecting brickwork patterning, stepped gable ends, conical turrets and curved walls and balustrading
- Multi-paned timber-framed sash windows
- Variety of prominent brick chimneys
- Highly consistent setbacks behind landscaped frontages
- Rear or concealed vehicle accommodation
- Low brick front fences at the street boundaries of nos. 2, 4, 6, 8, 10 and 12 Quamby Avenue; 1A, 2, 4, 6, 7, 25 and 27 Coolullah Avenue; and 253 and 255 Williams Road, South Yarra.

Later front fences, vehicle accommodation and rear additions do not contribute to the significance of the precinct. The properties at 9 Coolullah Avenue, 72 Oban Street and 1 Quamby Avenue, South Yarra are non-contributory places within the precinct.

How is it significant?

The Coolullah and Quamby Avenues Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Coolullah and Quamby Avenues Precinct has 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 the substantial Victorian-era Quamby and Coolullah mansion estates with higher density flat and apartment developments. As a highly intact precinct of residential development of the interwar period, the Coolullah and Quamby Avenues Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Coolullah and Quamby Avenues Precinct contains a cohesive collection of fine and highly intact representative examples of residential buildings dating to the interwar period. Predominantly constructed in the English Domestic style or the Moderne style, the buildings display typical features of these styles, including the use of face brickwork with tiled or slate-clad hipped or gabled roofs, asymmetrical front elevations, decorative brick detailing, curved walls and balustrading, multi-paned timber-framed windows and prominent brick chimneys (Criterion D).

The Coolullah and Quamby Avenues Precinct forms a highly unified group of interwar residences constructed in a range of styles prevalent at the time, particularly the English Domestic Revival and Moderne. Despite the variation in architectural detailing, the consistent siting, scale, building forms and materiality – in conjunction with the garden settings and low brick front fences – presents a highly architecturally consistent and aesthetically cohesive streetscape (Criterion E).

Primary source

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

Precinct map



Gradings schedule

Street address	Name	Grading
1 Coolullah Avenue, SOUTH YARRA	*Staunton*	Contributory
1A Coolullah Avenue, SOUTH YARRA	-	Contributory
2 Coolullah Avenue, SOUTH YARRA	*Selsdon*	Contributory
3-5 Coolullah Avenue, SOUTH YARRA	*Lynton*	Contributory
4 Coolullah Avenue, SOUTH YARRA	*Ardroy*	Contributory
6 Coolullah Avenue, SOUTH YARRA	*Coolullah*	Contributory
7 Coolullah Avenue, SOUTH YARRA	*Ulcombe*	Contributory
8 Coolullah Avenue, SOUTH YARRA	-	Contributory
9 Coolullah Avenue, SOUTH YARRA	-	Non-Contributory

10 Coolullah Avenue, SOUTH YARRA	-	Contributory
11 Coolullah Avenue, SOUTH YARRA	-	Contributory
13 Coolullah Avenue, SOUTH YARRA	-	Contributory
15-17 Coolullah Avenue, SOUTH YARRA	-	Contributory
19-21 Coolullah Avenue, SOUTH YARRA	-	Contributory
23 Coolullah Avenue, SOUTH YARRA	-	Contributory
25 Coolullah Avenue, SOUTH YARRA	-	Contributory
27 Coolullah Avenue, SOUTH YARRA	-	Contributory
72 Oban Street, SOUTH YARRA	-	Non-Contributory
1 Quamby Avenue, SOUTH YARRA	-	Non-Contributory
2 Quamby Avenue, SOUTH YARRA	-	Contributory
4-6 Quamby Avenue, SOUTH YARRA	-	Contributory
8 Quamby Avenue, SOUTH YARRA	-	Contributory
10 Quamby Avenue, SOUTH YARRA	-	Contributory
12 Quamby Avenue, SOUTH YARRA	*Myola*	Contributory
14 Quamby Avenue, SOUTH YARRA	*Quamby*	Contributory
249 Williams Road, SOUTH YARRA	*Graceville*	Contributory
251 Williams Road, SOUTH YARRA	*Vaughan*	Contributory
253 Williams Road, SOUTH YARRA	*Winston*	Contributory
255 Williams Road, SOUTH YARRA		Contributory
257-259 Williams Road, SOUTH YARRA	-	Non-Contributory
261 Williams Road, SOUTH YARRA	-	Contributory
263 Williams Road, SOUTH YARRA	-	Contributory
267 Williams Road, SOUTH YARRA	*Brackenlea*	Contributory
269-271 Williams Road, SOUTH YARRA	*Avignon*	Contributory