Statement of Significance: Lalbert Crescent Precinct, Armadale & Prahran (June 2026)

Heritage Place:	Lalbert Crescent Precinct Armadale & Prahran	**PS ref no:**	HO784
















Figures 1-8: *Examples of residences included in the precinct (L-R, starting at the top) 9, 11-13, 17, and 22 Lalbert Crescent; 23, and 27 Larnook Street, Prahran; Granada Flats at 437 Orrong Road, and 541 Orrong Road, Armadale (*(Extent Heritage, February 2024).

What is significant?

The Lalbert Crescent Precinct, comprising properties on Lalbert Crescent, Kelvin Grove, Larnook Street, Prahran, and Orrong Road, Armadale, is locally significant.

The precinct is characterised by contributory graded buildings, one significant graded property, with a small number of non-contributory infill elements. Refer to the grading map for designations.

Significant properties include:

- 537 Orrong Road, Prahran (otherwise known as *Granada Flats*, a highly intact and articulated example of an interwar Streamline and Jazz Moderne style flat building).

Character elements that contribute to the significance of the precinct include:

- The generous allotments and subdivision pattern established by the 1938 Lalbert Estate subdivision, centred around the curved ‘S’ alignment of Lalbert Crescent; The significant graded significant flat building at 537 Orrong Road, Prahran, otherwise known as *Granada Flats*, distinguished by its striking articulation of the Streamline and Jazz Moderne styles. Key contributory features include its composition, curved and rectangular corners, curved concrete balconies with horizontal grooves, steel framed windows, contrasting vertical and horizontal motifs, rounded corners, and banded rendered parapet topped with a sculptural 'ziggurat';
- The presence of a large group of intact, generously scaled contributory buildings designed in varying interwar styles, including Old English, Moderne and the emergent International Functionalist, reflecting the middle-class architectural tastes of the interwar period;
- The high integrity of the contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining original elements such as hipped and gabled roof forms clad with terracotta tiling, timber framed or steel-framed windows, some built into curved corners, profiled chimneys, and various interwar style detailing including Streamline forms, exposed rafter tails, contrasting brickwork and clinker brickwork;
- The regularity and harmony of the predominantly two-storey freestanding building stock;
- Consistency in front setbacks on each individual street; and
- Original or period appropriate low brick and rendered brick fences. The contributory brick fences are located at:
  - 537 and 541 Orrong Road;
  - 23-33 Larnook Street;
  - 21-25 Kelvin Grove; and
  - 3-7, 8, 11-13, 15, 16, 21-23 Lalbert Crescent.

Later alterations and additions to the properties are not significant.

How is it significant?

The Lalbert Crescent Precinct is of local historical and representative significance to the City of Stonnington.

Why is it significant?

The Lalbert Crescent Precinct is historically significant as an interwar residential area established following the fourth and final subdivision of the late-Victorian Lalbert Estate in 1938. Prior to the 1938 subdivision, the grounds of the Lalbert Mansion estate had incrementally been subdivided first in 1909, then in 1910 and 1912 before the final subdivision in 1938 that produced Lalbert Crescent. The subsequent establishment of interwar buildings, some of which comprise flats, following the final subdivision not only saw the shift away from freestanding Victorian residences set on large grounds, but also diversified its demographic and encouraged new forms of residential living. As such, Lalbert Crescent Precinct illustrates both the social and urban changes linked to growth of the emergent middle-class in the interwar years, as well as the broader subdivision and breaking up of 19th century mansion estates which historically characterised the City of Stonnington. (Criterion A)

The Lalbert Crescent Precinct is of representative significance as an intact and visually cohesive interwar residential precinct that clearly demonstrates the style and character of interwar development in this area of Prahran. Stylistically, the residences on Lalbert Crescent, Larnook Street, Kelvin Grove and Orrong Road exhibit the key features associated with interwar Old English Revival, International Functionalist, and Streamline Moderne styles, including brick and steel materials, clinker, cream and burnt orange brick finishes, strong rectilinear forms, projecting gables, curved streamline elements and rounded corners associated with the Moderne and Art Deco influences of the interwar years, and parapet detailing derived from Jazz Moderne sources. As a group of freestanding buildings set along the curved alignments of Lalbert Crescent and Larnook Street, the precinct also demonstrates the key ‘garden suburb’ characteristics of the interwar period, complemented by a number of early fence arrangements. (Criterion D)

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
3 Lalbert Crescent, PRAHRAN	Contributory
3A Lalbert Crescent, PRAHRAN	Contributory
4 Lalbert Crescent, PRAHRAN	Non-contributory
5 Lalbert Crescent, PRAHRAN	Contributory
6 Lalbert Crescent, PRAHRAN	Contributory
7 Lalbert Crescent, PRAHRAN	Contributory
8 Lalbert Crescent, PRAHRAN	Contributory
9 Lalbert Crescent, PRAHRAN	Contributory
10 Lalbert Crescent, PRAHRAN	Non-contributory
11-13 Lalbert Crescent, PRAHRAN	Contributory
12 Lalbert Crescent, PRAHRAN	Contributory

15 Lalbert Crescent, PRAHRAN	Contributory
16 Lalbert Crescent, PRAHRAN	Contributory
17 Lalbert Crescent, PRAHRAN	Contributory
18 Lalbert Crescent, PRAHRAN	Non-contributory
19-21 Lalbert Crescent, PRAHRAN	Contributory
20 Lalbert Crescent, PRAHRAN	Contributory
23 Lalbert Crescent, PRAHRAN	Contributory
24 Lalbert Crescent, PRAHRAN	Contributory
21 Kelvin Grove, PRAHRAN	Contributory
23 Kelvin Grove, PRAHRAN	Contributory
25 Kelvin Grove, PRAHRAN	Contributory
27 Kelvin Grove, PRAHRAN	Contributory
23 Larnook Street, PRAHRAN	Contributory
25 Larnook Street, PRAHRAN	Contributory
27 Larnook Street, PRAHRAN	Contributory
29 Larnook Street, PRAHRAN	Contributory
31 Larnook Street, PRAHRAN	Contributory
33 Larnook Street, PRAHRAN	Contributory
531 Orrong Road, ARMADALE	Contributory
535 Orrong Road, ARMADALE	Contributory
537 Orrong Road, ARMADALE	Significant
539 Orrong Road, ARMADALE	Contributory
541 Orrong Road, ARMADALE	Contributory