Statement of Significance: Lechlade, Como and Fulham Avenues Precinct, South Yarra (June 2026)

Heritage Place:	Lechlade, Como and Fulham Avenues Precinct South Yarra	**PS ref no:**	HO140



Figures 1-6: *Examples of residences within the precinct* (L-R, starting at the top) *9 and 21 Como Avenue, 4 and 10 Fulham Avenue, 281 and 283 Williams Road, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Lechlade, Como and Fulham Avenues Precinct, a residential subdivision of the Como Estate, containing a collection of substantial Edwardian-era houses with some interwar houses.

The precinct includes:

- Como Avenue (nos. 1-23 odd, 2-14 even)
- Fulham Avenue (nos. 3-15 odd, 2-12 even)
- Toorak Road (nos. 389, 397)
- Williams Road (nos. 277-283 odd)

Elements which contribute to the significance of the precinct include:

- Single-storey and two-storey detached brick (some overpainted) houses, from the Edwardian and interwar periods
- Hipped and gabled roof forms clad with slate or tile
- Asymmetrical principal elevations, including complex roof forms, steeply-pitched gabled roofs and projecting gable ends
- Half-timbered effect and timber shingles to gable ends
- Roughcast render finish
- Exposed rafter ends
- Verandahs with timber or masonry supports and brick balustrading
- Recessed porches
- Timber-framed rectangular and polygonal bay windows (combined with a conical turret at 9 Como Avenue)
- Groups of timber-framed windows
- Variety of prominent brick chimneys.

Rear additions, later front fences and later vehicle accommodation (garages and carports) do not contribute to the significance of the precinct. The properties at 2A, 8, 12 and 17 Como Avenue and 5, 11 and 15 Fulham Avenue are of more recent construction and are non-contributory places within the precinct.

How is it significant?

The Lechlade, Como and Fulham Avenues Precinct South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Lechlade, Como and Fulham Avenues Precinct has strong associations with the development of the municipality in the early twentieth century. This period of development transformed the built environment and social character of the area when substantial mansion estates were subdivided to create high quality, higher density residential development. Forming part of the 1911 subdivision of the prestigious Como Estate, the Lechlade, Como and Fulham Avenues Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Lechlade, Como and Fulham Avenues Precinct contains a cohesive collection of fine and highly intact representative examples of predominantly Edwardian residences (with some interwar development). The majority of residences in the precinct display typical features of the Edwardian period, including the use of face brickwork with tiled or slate-clad hipped or gabled roofs, asymmetrical front elevations, half-timbering effect and timber shingles to projecting gable ends, roughcast render finish, recessed porches, verandahs with timber or masonry supports and brick balustrading, timber-framed rectangular and polygonal bay windows and a variety of prominent brick chimneys (Criterion D).

The Lechlade, Como and Fulham Avenues Precinct forms an impressive collection of substantial and finely executed residences dating predominantly to the Edwardian period with some interwar development. With many of the residences designed by renowned architects of the time, along with a high degree of consistency in scale, siting, materiality and detailing, the precinct presents as a high-quality residential development with a distinctive architectural character (Criterion E).

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
1 Como Avenue, SOUTH YARRA	Contributory
2 Como Avenue, SOUTH YARRA (includes 389 Toorak Road, SOUTH YARRA)	Contributory
2A Como Avenue, SOUTH YARRA	Non-Contributory
3 Como Avenue, SOUTH YARRA	Contributory
4 Como Avenue, SOUTH YARRA	Contributory
5-7 Como Avenue, SOUTH YARRA	Contributory
6 Como Avenue, SOUTH YARRA	Contributory
8 Como Avenue, SOUTH YARRA	Non-Contributory
9 Como Avenue, SOUTH YARRA	Significant
10 Como Avenue, SOUTH YARRA	Contributory
11 Como Avenue, SOUTH YARRA	Contributory
12 Como Avenue, SOUTH YARRA	Non-Contributory
13 Como Avenue, SOUTH YARRA	Contributory
14 Como Avenue, SOUTH YARRA	Contributory
15 Como Avenue, SOUTH YARRA	Contributory
17 Como Avenue, SOUTH YARRA	Non-Contributory
19 Como Avenue, SOUTH YARRA	Contributory
21 Como Avenue, SOUTH YARRA	Contributory
23 Como Avenue, SOUTH YARRA	Contributory
2 Fulham Avenue, SOUTH YARRA	Contributory
3 Fulham Avenue, SOUTH YARRA	Significant
4 Fulham Avenue, SOUTH YARRA	Contributory
5 Fulham Avenue, SOUTH YARRA	Non-Contributory
6 Fulham Avenue, SOUTH YARRA	Contributory
7 Fulham Avenue, SOUTH YARRA	Contributory
8 Fulham Avenue, SOUTH YARRA	Contributory
9 Fulham Avenue, SOUTH YARRA	Contributory
10 Fulham Avenue, SOUTH YARRA	Contributory
11 Fulham Avenue, SOUTH YARRA	Non-Contributory
12 Fulham Avenue, SOUTH YARRA	Contributory
15 Fulham Avenue, SOUTH YARRA	Non-Contributory

397 Toorak Road, SOUTH YARRA	Contributory
277 Williams Road, SOUTH YARRA	Significant
279 Williams Road, SOUTH YARRA	Contributory
281 Williams Road, SOUTH YARRA	Contributory
283 Williams Road, SOUTH YARRA	Contributory