Statement of Significance: Kelvin Mansions, 325 Dandenong Road, Prahran (June 2026)

Heritage Place:	Kelvin Mansions 325 Dandenong Road, Prahran	**PS ref no:**	HO31



Figure 1: *Kelvin Mansions*, 325 Dandenong Road, Prahran (City of Stonnington, July 2020).

What is significant?

The property at 325 Dandenong Road, Prahran (otherwise known as Kelvin Mansions), is significant.

Specifically, the form, detailing, fenestration, materials, and scale of the interwar flat, along with the front boundary fence and sympathetic c.1932 third storey addition, is of local heritage significance.

Later alterations and additions to the property are not significant.

How is it significant?

Kelvin Mansions is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

Kelvin Mansions is of historical significance as an early twentieth century flat building constructed during the interwar period following the promulgation of purpose-built flat development in the former municipality of Prahran. As an outcome of the interwar subdivisions of Victorian boom era mansions, flat development in Prahran not only reflected the growing popularity of low maintenance flat living, but also changing social attitudes towards apartment living. Kelvin Mansions thus forms a tangible link to this period of residential and urban development. (Criterion A)

Kelvin Mansions is of aesthetic significance as a highly expressive and pronounced example of an interwar flat building that incorporates both Federation and Victorian style influences. It is distinguished by its impressive scale, five distinct bays, an open gable roof form clad with terracotta tiles, bracketed eaves, and an open staircase. It also comprises the contrasting use of light pink stucco and face red brick panelling, curved bay timber sash windows and timber framed casement windows with stained leadlight and curved open balconies with circular columns embellished with precast mouldings. These features, along with its deep setback and original street front boundary fence comprising a rendered curved brick fence with face brick capping and curved wrought iron fencing, combine to create an unusual yet highly decorative three storey flat building. (Criterion E)

Primary source

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