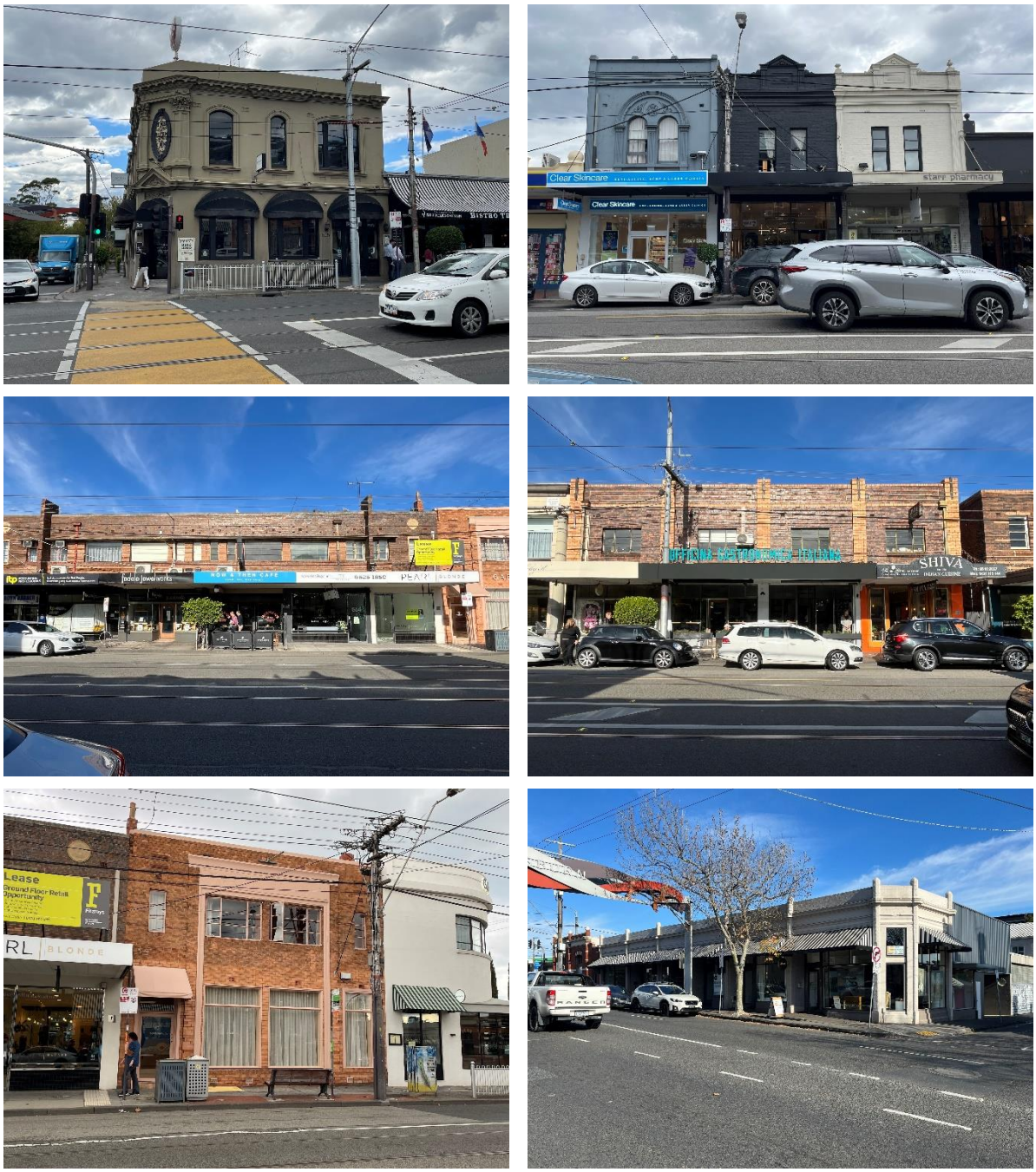
Statement of Significance: Hawksburn Retail Precinct, Prahran, Toorak and South Yarra (June 2026)

Heritage Place:	Hawksburn Retail Precinct Prahran, Toorak and South Yarra	**PS ref no:**	HO142



Figures 1-6: *Examples of commercial buildings within the precinct* (L-R, starting from the top) *The Bush Inn at 505 Malvern Road and 519-523 Malvern Road, Toorak, 512-522, 530-536 and the Former ES&A Bank at 510 Malvern Road, Prahran, and 161-163 Williams Road, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Hawksburn Retail Precinct, a commercial centre containing a collection of shop/residences and commercial buildings dating generally from the 1880s to the 1940s.

The precinct includes:

- Malvern Road (nos. 475-531 odd, 508-536 even)
- Williams Road (159-163A odd only)

Elements which contribute to the significance of the precinct include:

- Highly intact late nineteenth to mid-twentieth century precinct
- Predominantly two-storey scale with some single-storey buildings
- Predominantly Victorian-era (north side of Malvern Road) and interwar (south side of Malvern Road) commercial buildings, with a group of Edwardian-era commercial buildings north-west of the intersection
- No front or side setbacks
- Repetitive upper-floor fenestration patterns
- Splayed or curved corners to buildings at intersection.

Victorian-era buildings

- A variety of both simple and highly decorative façade parapets, concealing corrugated metal sheet-clad pitched roofs behind
- Rendered walls
- Rendered window surrounds and sills to upper-storeys
- Rendered ornament to upper-storeys
- Groups of repetitive shop parapets with projecting piers between properties.

Edwardian-era buildings

- Red brick walls (some overpainted) with contrasting cement render detailing
- Segmental arch-headed openings with bands of red and rendered brick
- Render highlighting to elevations including sills, cornice and banding and shaped parapets elements
- Splayed corner to main intersection with entrance
- Deeply recessed angled shop fronts with display windows.

Interwar buildings

- Horizontal emphasis to elevations with contrasting pilasters and wing walls
- Predominantly face brick facades with rows of contrasting brickwork to emphasise the horizontal appearance
- Render detailing to elevations including circular motifs and continuous shallow cantilevered hood above windows
- Metal or timber-framed windows to upper-storeys, generally set in horizontal openings
- Curved corner to main intersection
- Metal-framed early shop fronts with display windows and entry recesses.

The property at 495-497 Malvern Road is a non-contributory place within the precinct.

How is it significant?

The Hawksburn Retail Precinct, Prahran, South Yarra and Toorak, is of local historical, representative and aesthetic significance.

Why is it significant?

The Hawksburn Retail Precinct has strong associations with the development of Prahran, South Yarra and Toorak from the mid-nineteenth century through to the mid-twentieth century. Developed from the 1860s as a commercial centre to serve the emerging local community, the rapid suburbanisation of the surrounding area during the 1880s – largely due to the establishment of the Oakleigh railway line and Hawksburn Railway Station in 1879 – provided the stimulus for much of the commercial development of the precinct. The early hotel – the Bush Inn at the corner of Malvern and Williams Road – also acted as a focal point for subsequent commercial development. Later Edwardian-era and interwar buildings demonstrate the pattern of recovery and infill which followed the economic depressions of the 1890s and early 1930s. As a highly intact precinct of commercial buildings constructed in the Victorian, Edwardian and the interwar periods, the Hawksburn Retail Precinct clearly illustrates these important phases of development in the City of Stonnington (Criterion A).

The Hawksburn Retail Precinct is a fine and highly intact example of a late-nineteenth to mid-twentieth century neighbourhood commercial precinct in the City of Stonnington. The rows of commercial shop/residences display typical characteristics of this class of place, including a predominantly two-storey scale with some single-storey buildings, no front or side setbacks, brick construction (both red brick and rendered), render or clinker brick detailing to principal elevations including to parapets and window surrounds, roofs concealed behind parapets, and splayed or curved corners to buildings at key intersections (Criterion D).

The Hawksburn Retail Precinct contains distinct groups of high quality, finely detailed shop/residences and commercial premises from the Victorian, Edwardian and interwar periods. Despite the variation in architectural styles, the consistent scale, setbacks, materiality and application of decorative motifs and detailing presents a high-quality and aesthetically cohesive streetscape. The precinct is also distinguished from other local shopping centres in the City of Stonnington by its highly intact and cohesive group of interwar shops on the southern side of Malvern Road. The strong horizontal emphasis along the street frontage, with contrasting pilasters and wing walls, combined with unpainted face brick facades with rows of contrasting brickwork and render detailing such as circular motifs, elevates the aesthetic qualities of the streetscape (Criterion E).

Primary source

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

Precinct map



Gradings schedule

Street address	Name	Grading
475 Malvern Road, SOUTH YARRA	*Commercial Buildings*	Significant
477 Malvern Road, SOUTH YARRA		Significant
479 Malvern Road, SOUTH YARRA		Significant
481 Malvern Road, SOUTH YARRA		Significant
483 Malvern Road, SOUTH YARRA		Significant
485 Malvern Road, SOUTH YARRA		Significant
487 Malvern Road, SOUTH YARRA		Significant
489 Malvern Road, SOUTH YARRA	-	Significant
491 Malvern Road, SOUTH YARRA	-	Significant
493 Malvern Road, SOUTH YARRA	-	Significant
495-497 Malvern Road, SOUTH YARRA	-	Non-Contributory
499-501 Malvern Road, SOUTH YARRA	-	Contributory

503 Malvern Road, SOUTH YARRA	-	Significant
505 Malvern Road, TOORAK	*Bush Inn*	Significant
503 Malvern Road, TOORAK	-	Contributory
505 Malvern Road, TOORAK	-	Contributory
508 Malvern Road, PRAHRAN	-	Contributory
510 Malvern Road, PRAHRAN	*Former ES&A Bank*	Contributory
511 Malvern Road, TOORAK	-	Contributory
512 Malvern Road, PRAHRAN	-	Contributory
512A Malvern Road, PRAHRAN	-	Contributory
513 Malvern Road, TOORAK	-	Contributory
514 Malvern Road, PRAHRAN	-	Contributory
514A Malvern Road, PRAHRAN	-	Contributory
515 Malvern Road, TOORAK	-	Contributory
516 Malvern Road, PRAHRAN	-	Contributory
517 Malvern Road, TOORAK	-	Contributory
518 Malvern Road, PRAHRAN	-	Contributory
519 Malvern Road, TOORAK	-	Contributory
519A Malvern Road, TOORAK	-	Contributory
520 Malvern Road, PRAHRAN	-	Contributory
521 Malvern Road, TOORAK	-	Contributory
523 Malvern Road, TOORAK	-	Contributory
524 Malvern Road, PRAHRAN	-	Contributory
525 Malvern Road, TOORAK	-	Contributory
526 Malvern Road, PRAHRAN	-	Contributory
527 Malvern Road, TOORAK	-	Contributory
528 Malvern Road, PRAHRAN	-	Contributory
529 Malvern Road, TOORAK	-	Contributory
530 Malvern Road, PRAHRAN	-	Contributory
531 Malvern Road, TOORAK	-	Contributory
532 Malvern Road, PRAHRAN	-	Contributory
534 Malvern Road, PRAHRAN	-	Contributory
536 Malvern Road, PRAHRAN	-	Contributory
159 Williams Road, SOUTH YARRA	-	Significant
159A Williams Road, SOUTH YARRA	-	Significant
161 Williams Road, SOUTH YARRA	-	Significant

161A Williams Road, SOUTH YARRA	-	Significant
163 Williams Road, SOUTH YARRA	-	Significant
163A Williams Road, SOUTH YARRA	-	Significant