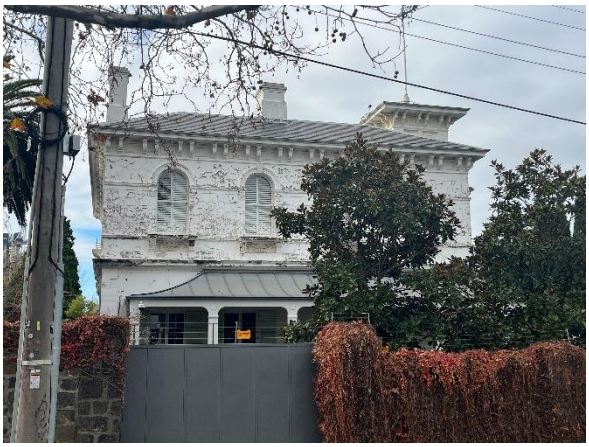
Statement of Significance: Caroline Street Precinct, South Yarra (June 2026)

Heritage Place:	Caroline Street Precinct South Yarra	**PS ref no:**	HO355





This is an incorporated document in the Stonnington Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987.




Figures 1-8: *Examples of residences within the precinct* (L-R, starting at the top) 37, *52 and 61 Avoca Street, Stella Maris/Caroline House at 74 Caroline Street, and 102 Caroline Street, 266 Domain Road, 6 Gordon Grove, and 498 Punt Road, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Caroline Street Precinct, South Yarra, a residential precinct containing houses, duplexes and flats dating from the Victorian to the interwar period.

The precinct includes:

- Avoca Street (nos. 35-69 odd, 52 and 70 even)
- Caroline Street (nos. 63-75, 81-83, 97-101 and 105-109 odd, 58-82 and 86-120 even)
- Domain Road (nos. 269-273 odd, 262-272 even)
- Gordon Grove (nos. 1-15 odd, 2-6 even)
- Punt Road (nos. 480-502 even)

Elements that contribute to the significance of the place include:

- Two-storey brick residential buildings, predominantly from the Victorian and interwar periods
- Single-storey houses from the Victorian and Edwardian periods
- Rectilinear plan forms, typically detached
- Hipped roof forms clad with slate or tile
- Original or early fences at the street boundaries, include those at 35, 52, 59 and 61 Avoca Street, 70, 72 and 120 Caroline Street, 264, 266 and 268 Domain Road and 6 and 15 Gordon Grove, and brick piers and iron gates at 9 Gordon Grove

Victorian-era Residences

- Bracketed eaves
- Verandahs to principal elevations typically supported on cast-iron columns and decorated with cast-iron friezes and brackets
- Some decorative parapets
- Polychromatic or rendered brick elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows

Edwardian-era Residences

- Asymmetrical plan forms and street elevations
- Red brick and roughcast render finishes
- Dominant gable ends with half-timbering effect

- Bay windows
- Verandahs with turned timber posts and fretwork decoration

Interwar Residences

- Houses, duplexes and flats with rendered or face brick walls
- Stylistic variations with designs drawing on a diverse range of styles, including the English Domestic Revival, Georgian Revival, Spanish Mission and Moderne
- Symmetrical and asymmetrical forms
- Steep roofs, half-timbering effect and paned windows (English Domestic Revival)
- Prominent central classical entrances and shuttered paned windows (Georgian Revival)
- Rough render and render surfaces, curved roof tiles, shuttered paned windows and gabled chimney tops (Spanish Mission)
- Flat roofs, curved walls and balustrading, projecting horizontal hoods and steel-framed paned windows (Moderne).

Rear additions, non-original vehicle accommodation and non-original taller fencing does not contribute to the precinct. The properties at 55 Avoca Street, 67-71, 82, 86, 96, 97-101, 106A/B, 108/108A and 110 Caroline Street, 262 and 268A Domain Road, 2/2A, 3 and 4/4A Gordon Grove and 480A and 504A Punt Road, South Yarra are non-contributory places within the precinct.

How is it significant?

The Caroline Street Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Caroline Street Precinct, South Yarra has strong associations with the early European development phase of South Yarra, when land was first made available in the Crown land sales of the 1840s and the large estates of 'Avoca' (HO45) and 'Yarra Bank' were constructed. The subsequent subdivision of these estates for high-quality, higher density residential development – largely as a result of changing social structures and rising land and labour costs, which made maintaining grand Victorian-era mansions increasingly unviable – transformed the built environment and social character of the area. As a substantially intact precinct of residences dating from the Victorian to the interwar periods, the Caroline Street Precinct clearly illustrates the key development phases of South Yarra from the earliest land sales through to the interwar period (Criterion A).

The Caroline Street Precinct forms a collection of high quality, finely detailed examples of Victorian, Edwardian and interwar period residences, which together form a series of streetscapes with a distinctive architectural character. The grand villas, two-storey terraces, flats and duplexes throughout the precinct adopt a refined architectural character, while the undulating topography contributes to the aesthetic quality of the precinct. Despite the variation in architectural styles, the consistent scale, form, setbacks and materiality of the buildings presents as a high-quality and aesthetically cohesive precinct (Criterion E).

Primary source

South Yarra Heritage Review (GJM Heritage, March 2024).

Precinct map



Gradings schedule

Street address	Name	Grading
35 Avoca Street, SOUTH YARRA	-	Contributory
37 Avoca Street, SOUTH YARRA	-	Contributory
39 Avoca Street, SOUTH YARRA	-	Contributory
52 Avoca Street, SOUTH YARRA	-	Contributory
53 Avoca Street, SOUTH YARRA	-	Contributory
55 Avoca Street, SOUTH YARRA	-	Non-Contributory
59 Avoca Street, SOUTH YARRA	-	Contributory
61 Avoca Street, SOUTH YARRA	-	Contributory
67 Avoca Street, SOUTH YARRA	-	Contributory
69 Avoca Street, SOUTH YARRA	-	Contributory
70 Avoca Street, SOUTH YARRA	-	Contributory
58 Caroline Street, SOUTH YARRA	-	Contributory
60 Caroline Street, SOUTH YARRA	-	Contributory
62 Caroline Street, SOUTH YARRA	-	Significant
63 Caroline Street, SOUTH YARRA	-	Contributory
64 Caroline Street, SOUTH YARRA	-	Significant
65 Caroline Street, SOUTH YARRA	-	Contributory
66 Caroline Street, SOUTH YARRA	-	Significant
67 Caroline Street, SOUTH YARRA	-	Non-Contributory
68 Caroline Street, SOUTH YARRA	-	Significant
69 Caroline Street, SOUTH YARRA	-	Non-Contributory
70 Caroline Street, SOUTH YARRA	-	Contributory
71 Caroline Street, SOUTH YARRA	-	Non-Contributory
72 Caroline Street, SOUTH YARRA	-	Contributory
73 Caroline Street, SOUTH YARRA	-	Contributory
74 Caroline Street, SOUTH YARRA	*Stella Maris / Caroline House*	Significant
75 Caroline Street, SOUTH YARRA	-	Significant
76 Caroline Street, SOUTH YARRA	-	Significant
78 Caroline Street, SOUTH YARRA	-	Contributory
80 Caroline Street, SOUTH YARRA	-	Contributory
81 Caroline Street, SOUTH YARRA	-	Contributory

82 Caroline Street, SOUTH YARRA	-	Non-Contributory
83 Caroline Street, SOUTH YARRA	-	Contributory
86 Caroline Street, SOUTH YARRA	-	Non-Contributory
92 Caroline Street, SOUTH YARRA	-	Contributory
94 Caroline Street, SOUTH YARRA	-	Contributory
96 Caroline Street, SOUTH YARRA	-	Non-Contributory
97 Caroline Street, SOUTH YARRA	-	Non-Contributory
99 Caroline Street, SOUTH YARRA	-	Non-Contributory
101 Caroline Street, SOUTH YARRA	-	Non-Contributory
102 Caroline Street, SOUTH YARRA	-	Significant
104 Caroline Street, SOUTH YARRA	-	Contributory
105 Caroline Street, SOUTH YARRA	-	Contributory
106 Caroline Street, SOUTH YARRA	-	Contributory
106A Caroline Street, SOUTH YARRA	-	Non-Contributory
106B Caroline Street, SOUTH YARRA	-	Non-Contributory
107 Caroline Street, SOUTH YARRA	-	Contributory
108 Caroline Street, SOUTH YARRA	-	Non-Contributory
108A Caroline Street, SOUTH YARRA	-	Non-Contributory
109 Caroline Street, SOUTH YARRA	-	Contributory
110 Caroline Street, SOUTH YARRA	-	Non-Contributory
112A Caroline Street, SOUTH YARRA	-	Contributory
112B Caroline Street, SOUTH YARRA	-	Contributory
114 Caroline Street, SOUTH YARRA	-	Contributory
116 Caroline Street, SOUTH YARRA	-	Contributory
118 Caroline Street, SOUTH YARRA	-	Contributory
120 Caroline Street, SOUTH YARRA	*Regent*	Contributory
262 Domain Road, SOUTH YARRA	-	Non-Contributory
262A Domain Road, SOUTH YARRA	-	Significant
264 Domain Road, SOUTH YARRA	-	Contributory
266 Domain Road, SOUTH YARRA	-	Contributory
268 Domain Road, SOUTH YARRA	-	Contributory
268A Domain Road, SOUTH YARRA	-	Non-Contributory
269 Domain Road, SOUTH YARRA	-	Contributory
270 Domain Road, SOUTH YARRA	-	Contributory
271 Domain Road, SOUTH YARRA	-	Contributory

272 Domain Road, SOUTH YARRA	-	Contributory
273 Domain Road, SOUTH YARRA	-	Contributory
273A Domain Road, SOUTH YARRA	-	Contributory
1 Gordon Grove, SOUTH YARRA	-	Contributory
1A Gordon Grove, SOUTH YARRA	-	Contributory
2 Gordon Grove, SOUTH YARRA	-	Non-Contributory
2A Gordon Grove, SOUTH YARRA	-	Non-Contributory
2B Gordon Grove, SOUTH YARRA	-	Significant
3 Gordon Grove, SOUTH YARRA	-	Non-Contributory
4 Gordon Grove, SOUTH YARRA	-	Non-Contributory
4A Gordon Grove, SOUTH YARRA	-	Non-Contributory
5 Gordon Grove, SOUTH YARRA	-	Contributory
6 Gordon Grove, SOUTH YARRA	-	Contributory
7 Gordon Grove, SOUTH YARRA	-	Contributory
9 Gordon Grove, SOUTH YARRA	*Lady Scott*	Significant
15 Gordon Grove, SOUTH YARRA	-	Contributory
480 Punt Road, SOUTH YARRA	-	Contributory
480A Punt Road, SOUTH YARRA	-	Non-Contributory
484-486 Punt Road, SOUTH YARRA	-	Significant
498 Punt Road, SOUTH YARRA	-	Significant
500 Punt Road, SOUTH YARRA	-	Contributory
502 Punt Road, SOUTH YARRA	-	Contributory