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

Heritage Place:	Wilson Street Precinct South Yarra	**PS ref no:**	HO379



Figures 1-6: *Examples of residences within the precinct* (L-R, starting at the top) *26 Surrey Road, Surrey Terrace at 28-36 Surrey Road, 44 Surrey Road, 68-72, 73 and 93 Wilson Street, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Wilson Street Precinct, South Yarra, a residential precinct containing a collection of Victorian houses, along with a small number of Edwardian houses, constructed between the 1880s and 1910.

The precinct includes:
- Garden Street (nos. 64, 66, 68)
- Surrey Road (nos. 26-50 even only, 57, 59)
- Wilson Street (nos. 59-99 odd only, 66-74 even only)

Elements which contribute to the significance of the precinct include:

- Single-storey brick and timber houses, predominantly in the Victorian style, with a small number of Edwardian style residences
- Two-storey brick terrace houses in the Victorian style
- Rectangular forms, typically detached and single or double-fronted, the latter with symmetrical principal elevations or asymmetrical principal elevations with projecting side bays
- Hipped roof forms clad with corrugated metal sheet or slate
- Bracketed eaves
- Verandahs to principal elevations with varied profile, typically supported on timber posts or cast-iron columns and decorated with cast-iron friezes and brackets
- Block-fronted timber and polychromatic or rendered brick principal elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Parapeted principal elevations to two-storey houses, including loggia to 28-36 Surrey Road with rendered classical detailing.

Later front fences, vehicle accommodation and rear additions do not contribute to the significance of the precinct.

How is it significant?

The Wilson Street Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Wilson Street Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and into the first decade of the twentieth century, when land was subdivided and sold for middle-class residential development, largely due to improved drainage infrastructure and the establishment of the Oakleigh railway line and Hawksburn Railway Station in 1879. As a highly intact precinct of houses constructed in Victorian and Edwardian styles, the Wilson Street Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Wilson Street Precinct is a cohesive collection of fine and highly intact representative examples of predominantly Victorian style houses. These houses in the precinct display typical features of the Victorian period, including brick or timber construction, hipped roofs clad in corrugated iron or slate, front verandahs with decorative cast-iron, and prominent corbelled brick chimneys (Criterion D).

The Wilson Street Precinct forms a unified group of residences dating from the 1880s to 1910. The high degree of consistency in plan forms, setbacks, materials and fine detailing of the buildings creates picturesque and cohesive streetscapes with a distinctive architectural character (Criterion E).

Primary source

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

Precinct map



Gradings schedule

Street address	Name	Grading
64 Garden Street, SOUTH YARRA	-	Contributory
66 Garden Street, SOUTH YARRA	-	Contributory
68 Garden Street, SOUTH YARRA	-	Contributory
26 Surrey Road, SOUTH YARRA	-	Contributory
28 Surrey Road, SOUTH YARRA	*Surrey Terrace*	Significant
30 Surrey Road, SOUTH YARRA		Significant
32 Surrey Road, SOUTH YARRA		Significant
34 Surrey Road, SOUTH YARRA		Significant
36 Surrey Road, SOUTH YARRA		Significant
38 Surrey Road, SOUTH YARRA	-	Contributory

40 Surrey Road, SOUTH YARRA	-	Contributory
42 Surrey Road, SOUTH YARRA	-	Contributory
44 Surrey Road, SOUTH YARRA	-	Contributory
46 Surrey Road, SOUTH YARRA	-	Contributory
48 Surrey Road, SOUTH YARRA	-	Contributory
50 Surrey Road, SOUTH YARRA	-	Contributory
57 Surrey Road, SOUTH YARRA	-	Contributory
59 Surrey Road, SOUTH YARRA	-	Contributory
59 Wilson Street, SOUTH YARRA	-	Contributory
61 Wilson Street, SOUTH YARRA	-	Contributory
63 Wilson Street, SOUTH YARRA	-	Contributory
65 Wilson Street, SOUTH YARRA	-	Contributory
66 Wilson Street, SOUTH YARRA	-	Significant
67 Wilson Street, SOUTH YARRA	-	Contributory
68 Wilson Street, SOUTH YARRA	-	Significant
69 Wilson Street, SOUTH YARRA	-	Contributory
70 Wilson Street, SOUTH YARRA	-	Significant
72 Wilson Street, SOUTH YARRA	-	Significant
73 Wilson Street, SOUTH YARRA	-	Contributory
74 Wilson Street, SOUTH YARRA	-	Significant
75 Wilson Street, SOUTH YARRA	-	Contributory
77 Wilson Street, SOUTH YARRA	-	Contributory
79 Wilson Street, SOUTH YARRA	-	Contributory
81 Wilson Street, SOUTH YARRA	-	Contributory
83 Wilson Street, SOUTH YARRA	-	Contributory
85 Wilson Street, SOUTH YARRA	-	Contributory
87 Wilson Street, SOUTH YARRA	-	Contributory
89 Wilson Street, SOUTH YARRA	-	Contributory
91 Wilson Street, SOUTH YARRA	-	Contributory
93 Wilson Street, SOUTH YARRA	-	Contributory
95 Wilson Street, SOUTH YARRA	-	Contributory
97 Wilson Street, SOUTH YARRA	-	Contributory
99 Wilson Street, SOUTH YARRA	-	Contributory