Statement of Significance: Tivoli Road Precinct, South Yarra (June 2026)

Heritage Place:	Tivoli Road Precinct South Yarra	**PS ref no:**	HO149



Figure 1-6: *Examples of residences within the precinct* (L-R, starting at the top) *56, 59, 60, 69, 71 and 76 Tivoli Road, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Tivoli Road Precinct, a late-Victorian residential subdivision containing a collection of Victorian houses constructed in the 1880s and early 1890s.

The precinct includes:

- Tivoli Road (nos. 38-76 even nos, 59-71 odd nos)

Elements which contribute to the significance of the precinct include:

- Single- and two-storey houses of the Victorian period
- Predominantly brick construction, including polychromatic or rendered brick, with some timber construction with block-fronted principal elevations
- Hipped roofs clad in either slate or corrugated sheet metal
- Symmetrical and asymmetrical principal elevations, the latter with projecting hip-ended bays, of either rectangular or polygonal form
- Bracketed eaves
- Parapeted principal elevations to two-storey houses, including loggia forms
- Front verandahs and balconies across part or all of the principal elevations, with cast iron friezes, brackets and balustrading
- Classical detailing including vermiculated rustication, consoles, patera, balustrading and pediments
- Timber-framed sash windows, including tripartite arrangements and rectangular, arch-headed or segmental arch-headed windows
- Front entrances with sidelights and highlights
- Brick and rendered brick chimneys with corniced capping.

Later front fences, vehicle accommodation and rear additions do not contribute to the significance of the precinct. The properties at 42/42A, 52, 56A, 65, 67A/B and 72-74 Tivoli Road, South Yarra, are non-contributory places within the precinct.

How is it significant?

The Tivoli Road Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Tivoli Road Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when mansion estates were subdivided and sold for middle-class residential development. As a highly intact precinct of houses constructed in the Victorian period on the former Tivoli mansion estate, the Tivoli Road Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Tivoli Road Precinct is a cohesive collection of fine and highly intact representative examples of Victorian houses. Houses in the precinct display typical features of the Victorian period, including brick construction (polychromatic brickwork or rendered brick), timber construction (with block-fronted principal elevations), hipped roofs clad in corrugated iron or slate, front verandahs with decorative cast ironwork, projecting hip-ended bays, classical detailing and prominent corbelled brick chimneys (Criterion D).

The Tivoli Road Precinct is a unified group of high quality, substantial Victorian-era residences dating to the late 1880s and early 1890s. The high level of consistency in setbacks, materials and classical detailing of the buildings creates a cohesive streetscape with a distinctive and refined architectural character (Criterion E).

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
38 Tivoli Road, SOUTH YARRA	Contributory
40 Tivoli Road, SOUTH YARRA	Contributory
42 Tivoli Road, SOUTH YARRA	Non-Contributory
42A Tivoli Road, SOUTH YARRA	Non-Contributory
44 Tivoli Road, SOUTH YARRA	Contributory

46 Tivoli Road, SOUTH YARRA	Contributory
48 Tivoli Road, SOUTH YARRA	Contributory
50 Tivoli Road, SOUTH YARRA	Contributory
52 Tivoli Road, SOUTH YARRA	Non-Contributory
54 Tivoli Road, SOUTH YARRA	Contributory
56 Tivoli Road, SOUTH YARRA	Contributory
56A Tivoli Road, SOUTH YARRA	Non-Contributory
58 Tivoli Road, SOUTH YARRA	Contributory
59 Tivoli Road, SOUTH YARRA	Contributory
60 Tivoli Road, SOUTH YARRA	Contributory
61 Tivoli Road, SOUTH YARRA	Contributory
62 Tivoli Road, SOUTH YARRA	Contributory
63 Tivoli Road, SOUTH YARRA	Contributory
64 Tivoli Road, SOUTH YARRA	Contributory
65 Tivoli Road, SOUTH YARRA	Non-Contributory
66 Tivoli Road, SOUTH YARRA	Contributory
67A Tivoli Road, SOUTH YARRA	Non-Contributory
67B Tivoli Road, SOUTH YARRA	Non-Contributory
68 Tivoli Road, SOUTH YARRA	Contributory
69 Tivoli Road, SOUTH YARRA	Contributory
70 Tivoli Road, SOUTH YARRA	Contributory
71 Tivoli Road, SOUTH YARRA	Contributory
72-74 Tivoli Road, SOUTH YARRA	Non-Contributory
76 Tivoli Road, SOUTH YARRA	Contributory