Statement of Significance: Vail Street Precinct, Prahran, (June 2026)

Heritage Place:	Vail Street Precinct Prahran	**PS ref no:**	HO152



Figures 1-6: *Examples of residences included in the precinct (L-R, starting at the top) 1, 6, 18, and 27 Vail Street; and 16-18, and 27 Irving Avenue, Prahran* (City of Stonnington, March 2020).

What is significant?

The Vail Street Precinct, comprising a group of Federation style dwellings on Irving Avenue and Vail Street, is locally significant.

The precinct is wholly characterised by contributory graded buildings.

Character elements that contribute to the significance of the precinct include:

- The distinctive pattern of the 1912 Larnook Estate T-shaped subdivision and subsequent development created by the group of Federation era buildings;
- A relatively high degree of intactness arising from the same construction period and absence of modern infill within the curtilage;
- The regularity and harmony of the single-storey detached and semi-detached Federation era houses primarily characterised by single or double fronted façades, projecting gable ends with half timbering, face red brick, terracotta Marseilles or slat tiled hipped roofs - some with crested terracotta ridge capping and finials, verandahs embellished with timber fretwork, brackets and valance, brick chimneys – some with terracotta pots, and timber framed triple casement windows;
- The uniformity of allotments, siting, setbacks and building heights across the precinct;
- The sloping landform created by the lie of the land;
- The retention of original bluestone kerbing along Vail Street; and
- The retention of some original and sympathetic low timber picket and brick fencing.

Later alterations and additions to the properties are not significant.

How is it significant?

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

Why is it significant?

The Vail Street Precinct is historically significant as a fine collection of Federation era houses that were developed following the 1912 subdivision of the 1880s Larnook Estate, which resumed the initial 1880s urban character changes that precipitated this area of Prahran's shift from sparsely developed paddocks and Victorian era mansion estates to a suburban middle-class enclave. All the dwellings within this precinct were erected during this distinct developmental phase, being the economic recovery of the early twentieth century following the 1890s recession. With this, the Vail Street Precinct forms a tangible link to this period of suburban development. (Criterion A)

The Vail Street Precinct is aesthetically significant as a visually cohesive area characterised by single-storey Federation era dwellings. The buildings retain a high degree of integrity as a group and demonstrate stylistic cohesion through consistency in built form, materials, fenestration, detailing, heights, scale, allotment sizes and setbacks. The unified character is further enhanced the sloping landform emphasising the visual consistency of housing stock, as well as the retention of original and sympathetic low timber picket and brick fencing, and bluestone kerbing along Vail Street. (Criterion E)

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
16-18 Irving Avenue, PRAHRAN	Contributory
20 Irving Avenue, PRAHRAN	Contributory
22 Irving Avenue, PRAHRAN	Contributory
24 Irving Avenue, PRAHRAN	Contributory
26 Irving Avenue, PRAHRAN	Contributory
28 Irving Avenue, PRAHRAN	Contributory
1 Vail Street, PRAHRAN	Contributory
2 Vail Street, PRAHRAN	Contributory
3 Vail Street, PRAHRAN	Contributory
4 Vail Street, PRAHRAN	Contributory
5 Vail Street, PRAHRAN	Contributory
6 Vail Street, PRAHRAN	Contributory
7 Vail Street, PRAHRAN	Contributory
8 Vail Street, PRAHRAN	Contributory
9 Vail Street, PRAHRAN	Contributory

10 Vail Street, PRAHRAN	Contributory
11 Vail Street, PRAHRAN	Contributory
12 Vail Street, PRAHRAN	Contributory
13 Vail Street, PRAHRAN	Contributory
14 Vail Street, PRAHRAN	Contributory
15 Vail Street, PRAHRAN	Contributory
16 Vail Street, PRAHRAN	Contributory
17 Vail Street, PRAHRAN	Contributory
18 Vail Street, PRAHRAN	Contributory
19 Vail Street, PRAHRAN	Contributory
20 Vail Street, PRAHRAN	Contributory
21 Vail Street, PRAHRAN	Contributory
22 Vail Street, PRAHRAN	Contributory
23 Vail Street, PRAHRAN	Contributory
24 Vail Street, PRAHRAN	Contributory
25 Vail Street, PRAHRAN	Contributory
26 Vail Street, PRAHRAN	Contributory
27 Vail Street, PRAHRAN	Contributory
28 Vail Street, PRAHRAN	Contributory