Statement of Significance: Grandview Grove Precinct, Prahran (June 2026)

Heritage Place:	Grandview Grove Precinct Prahran	**PS ref no:**	HO135










Figures 1-8: *Examples of residences included in the precinct (L-R, starting at the top) 1, 7-9, 15-17, 23, 25, 32, and 38 Grandview Grove; and 5 Wynnstay Road, Prahran* (City of Stonnington, July 2020).

What is significant?

The Grandview Grove Precinct, comprising a fine group of freestanding Victorian mansions and villas, interspersed with sympathetic interwar development on Grandview Grove, Wynnstay Road, and Park Road, is locally significant.

Significant properties comprise highly intact and fine Italianate Victorian residences and include:

- 7-9 Grandview Grove, Prahran
- 12 Grandview Grove, Prahran
- 15 Grandview Grove, Prahran
- 19 Grandview Grove, Prahran
- 32 Grandview Grove, Prahran
- 33 Grandview Grove, Prahran
- 45 Grandview Grove, Prahran
- 49 Grandview Grove, Prahran
- 5 Wynnstay Road, Prahran

The remainder of the street is largely characterised by a mixture of contributory and non-contributory properties. Refer to the grading map for designations.

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

- The generous allotments, subdivision pattern and distinct curved street formation established by the 1872 subdivision of Moffatt's Estate, and the subsequent development of fine late Victorian mansions and villas;
- The presence of a large group of individually significant late Victorian dwellings;
- The regularity and harmony of the two-storey, freestanding late Victorian era residential buildings predominantly characterised by an asymmetrical massing, faceted bays, grouped openings, arched loggias, stucco or face brick wall finishes, hipped roofs, profiled masonry chimneys, sash windows, vernandahs and detailing including decorative mouldings, cast-iron lacework, prominent eave brackets and expressed window sills, lintels and pilasters;
- Several sympathetic interwar flat and bungalow developments that are complementary to the overall massing, scale and setbacks of the earlier Victorian housing stock;
- The general uniformity of allotments, setbacks and building heights across the precinct;
- Original and sympathetic low front fences of cast iron and brick; and
- The elegant landscape setting established by it siting on higher-ground, curved street layout line with avenues of mature Oak (*Quercus sp.*) and Ash (*Fraxinus sp.*) street plantings.

How is it significant?

The Grandview Grove Precinct is of local historical and aesthetic significance to the City of Stonnington.

Why is it significant?

The Grandview Grove Precinct is historically significant as a prestigious upper-middle class residential streetscape of boom era villas and mansions that were developed on high ground following the 1872 subdivision of Moffatt's Estate. Evident in its generous allotments and fine collection of two-storey residences set on a unique curved road and mature Oak (*Quercus sp.*) and Ash (*Fraxinus sp.*) street tree plantings dating to the early twentieth century, the area is distinct from neighbouring Prahran streetscapes predominantly characterised by more modest workers' cottages. The precinct not only forms a tangible link to the late Victorian subdivision story of Prahran, but also illustrates the important relationship between topography and social class during this period. (Criterion A)

The Grandview Grove Precinct is aesthetically significant as a substantially intact and refined streetscape of late Victorian residences. Primarily defined by its large number of fine and elaborately detailed two-storey mansions and villas from the late Victorian period, as well as sympathetic interwar flats and bungalows, the group displays cohesion through form, materials, setbacks and heights. Its elegant character is also enhanced by its unique curved road formation lined with mature Oak (Quercus sp) and Ash (Fraxinus sp) trees) street plantings and original and sympathetic low iron palisade and brick fencing, which combine to create a harmonious and attractive streetscape that is only occasionally intercepted by modern development. (Criterion E)

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
1 Grandview Grove, PRAHRAN	Contributory
2 Grandview Grove, PRAHRAN	Non-contributory
3 Grandview Grove, PRAHRAN	Non-contributory
4 Grandview Grove, PRAHRAN	Contributory
5 Grandview Grove, PRAHRAN	Non-contributory
6 Grandview Grove, PRAHRAN	Contributory
7-9 Grandview Grove, PRAHRAN	Significant
8 Grandview Grove, PRAHRAN	Non-contributory
10 Grandview Grove, PRAHRAN	Contributory
11 Grandview Grove, PRAHRAN	Contributory
12 Grandview Grove, PRAHRAN	Significant
14 Grandview Grove, PRAHRAN	Contributory
15 Grandview Grove, PRAHRAN	Significant
16 Grandview Grove, PRAHRAN	Contributory

18 Grandview Grove, PRAHRAN	Non-contributory
19 Grandview Grove, PRAHRAN	Significant
20 Grandview Grove, PRAHRAN	Non-contributory
21 Grandview Grove, PRAHRAN	Non-contributory
22 Grandview Grove, PRAHRAN	Non-contributory
23 Grandview Grove, PRAHRAN	Contributory
24 Grandview Grove, PRAHRAN	Non-contributory
25 Grandview Grove, PRAHRAN	Contributory
26 Grandview Grove, PRAHRAN	Non-contributory
27 Grandview Grove, PRAHRAN	Non-contributory
28 Grandview Grove, PRAHRAN	Contributory
29 Grandview Grove, PRAHRAN	Contributory
30 Grandview Grove, PRAHRAN	Contributory
31 Grandview Grove, PRAHRAN	Contributory
32 Grandview Grove, PRAHRAN	Significant
32A Grandview Grove, PRAHRAN	Non-contributory
32B Grandview Grove, PRAHRAN	Non-contributory
33 Grandview Grove, PRAHRAN	Significant
34 Grandview Grove, PRAHRAN	Contributory
35 Grandview Grove, PRAHRAN	Contributory
35A Grandview Grove, PRAHRAN	Non-contributory
36 Grandview Grove, PRAHRAN	Non-contributory
38 Grandview Grove, PRAHRAN	Contributory
39 Grandview Grove, PRAHRAN	Non-contributory
41 Grandview Grove, PRAHRAN	Contributory
42 Grandview Grove, PRAHRAN	Contributory
43 Grandview Grove, PRAHRAN	Non-contributory
44 Grandview Grove, PRAHRAN	Contributory
45 Grandview Grove, PRAHRAN	Significant
46 Grandview Grove, PRAHRAN	Contributory
47 Grandview Grove, PRAHRAN	Non-contributory
49 Grandview Grove, PRAHRAN	Significant
1 Wynnstay Road, PRAHRAN	Contributory
3 Wynnstay Road, PRAHRAN	Contributory
5 Wynnstay Road, PRAHRAN	Significant
7 Park Road, PRAHRAN	Non-contributory