Statement of Significance: Fawkner Street and Davis Avenue Precinct, South Yarra (June 2026)

Heritage Place:	Fawkner Street and Davis Avenue Precinct South Yarra	**PS ref no:**	HO131



Figures 1-6: *Examples of residences within the precinct* (L-R, starting at the top) *16, 22 and 39 Davis Avenue, 5 and 39 Fawkner Street, and 85 Osborne Street, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Fawkner Street and Davis Avenue Precinct, South Yarra, a predominantly 1880s subdivision containing a large collection of Victorian-style houses and a row of Victorian-style shops with some later houses dating from the first decade of the twentieth century.

The precinct includes:

- Davis Avenue (nos. 1-35 odd only, 2-24 even only)
- Fawkner Street (nos. 1-55 odd only; 2-16, 20-40 and 54-56 even only)
- Osborne Street (nos. 79-85 odd only)
- Punt Road (nos. 334-360 even only).

Elements which contribute to the significance of the precinct include:

- Single-storey brick and timber houses, predominantly from the Victorian period
- Two-storey brick houses from the Victorian period
- Rectangular forms, typically detached and single or double-fronted, the latter with symmetrical principal elevations or asymmetrical principal elevations with projecting side bays
- Some pairs and terrace rows of houses
- 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 brick principal elevations
- Red, dichromatic or rendered brick chimneys with corbelled capping
- Timber-framed sash windows either single, paired or in tripartite arrangements
- Small number of Edwardian-era houses dating from the early twentieth century with detailing including dominant gable ends with roughcast render finish and half-timbering effect, bay windows, exaggerated bracketing, and timber fretwork
- Two-storey commercial premises from the Victorian period with rendered brick elevations, dividing pilasters, decorative parapet including two pediments with nameplates, decorative hood-moulding to tripartite and pairs of first floor windows
- Shopfront (No. 350 Punt Road) with angled ingress, window framing and lead lighting to the shopfront highlight and first floor tripartite window.

Later front fences, vehicle accommodation, overpainting or rendering of brickwork, rear additions and later shopfronts do not contribute to the significance of the precinct. The properties at 6 and 14 Davis Street and 7, 14, 20 and 37 Fawkner Street are non-contributory places within the precinct.

How is it significant?

The Fawkner Street and Davis Avenue Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Fawkner Street and Davis Avenue Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when land was subdivided and sold for middle-class residential development and commercial development to support the growth in housing. As a substantially intact precinct of modestly-scaled, middle-class houses and two-storey shop/residences constructed in the late-nineteenth and early twentieth century, the Fawkner Street and Davis Avenue Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

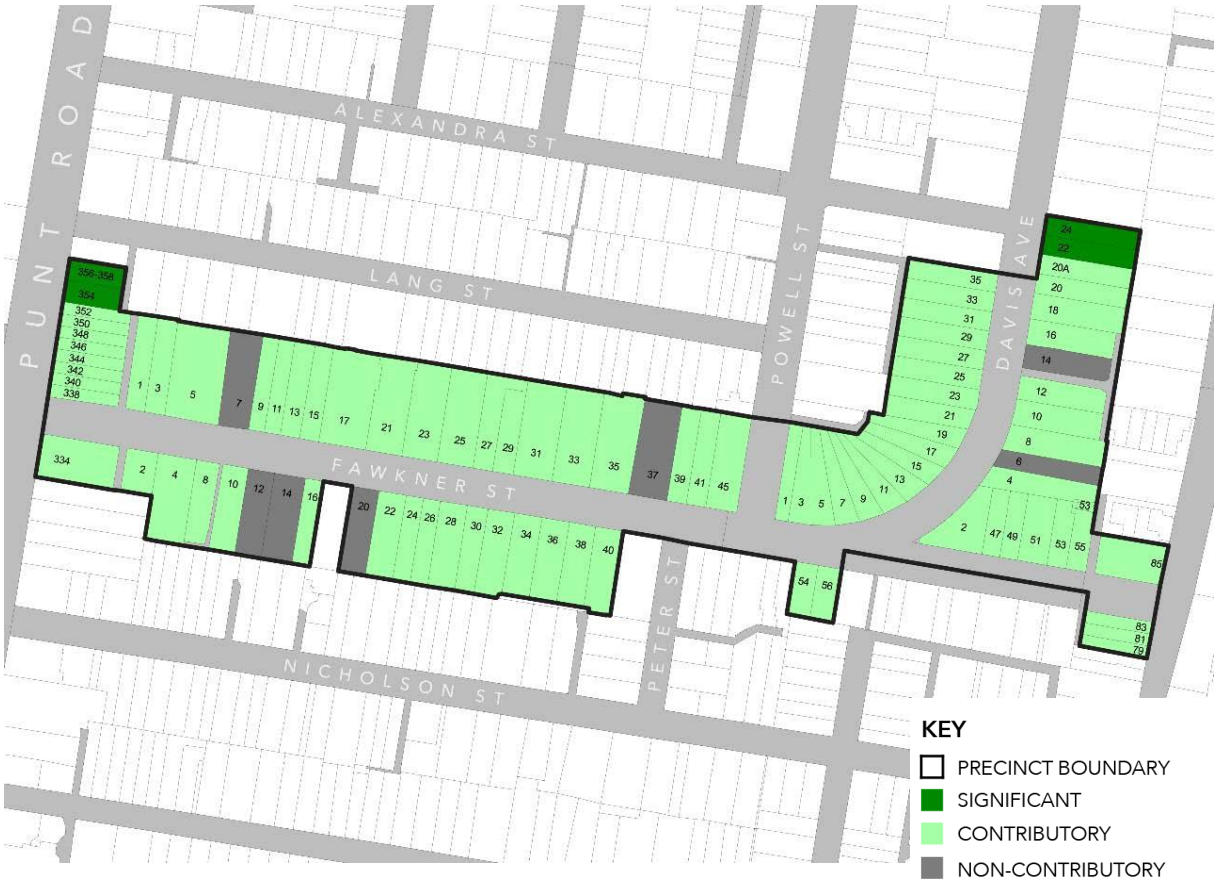
The Fawkner Street and Davis Avenue Precinct is a cohesive collection of fine and substantially intact representative examples of late nineteenth and early twentieth century residences. The majority of houses in the precinct display typical features of the Victorian period, including brick or timber construction, hipped roofs clad in corrugated metal or slate, bracketed eaves, front verandahs with decorative cast iron detailing and prominent brick chimneys. A smaller number of houses display typical features of the Edwardian period, including dominant gable ends with roughcast render finish and half-timbering effect, bay windows, exaggerated bracketing, and timber fretwork. The precinct also includes a cohesive group of fine and substantially intact representative examples of Victorian two-storey shop/residences with decorative parapets, pediments with nameplates, dividing pilasters, tripartite or paired first floor windows with hood moulds and a substantially intact shopfront to no. 350 Punt Road with angled ingress, window framing and lead lighting to the shopfront highlights (Criterion D).

The Fawkner Street and Davis Avenue Precinct forms a highly unified group of residences dating to the late nineteenth and early twentieth century. The precinct demonstrates a high degree of consistency in plan form, scale, materiality and detailing and creates a cohesive streetscape with a distinctive architectural character (Criterion E).

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
1 Davis Avenue, SOUTH YARRA	Contributory
2 Davis Avenue, SOUTH YARRA	Contributory
3 Davis Avenue, SOUTH YARRA	Contributory
4 Davis Avenue, SOUTH YARRA	Contributory
5 Davis Avenue, SOUTH YARRA	Contributory
6 Davis Avenue, SOUTH YARRA	Non-Contributory
7 Davis Avenue, SOUTH YARRA	Contributory
8 Davis Avenue, SOUTH YARRA	Contributory
9 Davis Avenue, SOUTH YARRA	Contributory
10 Davis Avenue, SOUTH YARRA	Contributory
11 Davis Avenue, SOUTH YARRA	Contributory
12 Davis Avenue, SOUTH YARRA	Contributory
13 Davis Avenue, SOUTH YARRA	Contributory
14 Davis Avenue, SOUTH YARRA	Non-Contributory
15 Davis Avenue, SOUTH YARRA	Contributory
16 Davis Avenue, SOUTH YARRA	Contributory
17 Davis Avenue, SOUTH YARRA	Contributory
18 Davis Avenue, SOUTH YARRA	Contributory
19 Davis Avenue, SOUTH YARRA	Contributory
20 Davis Avenue, SOUTH YARRA	Contributory
20A Davis Avenue, SOUTH YARRA	Contributory
21 Davis Avenue, SOUTH YARRA	Contributory
22 Davis Avenue, SOUTH YARRA	Significant
23 Davis Avenue, SOUTH YARRA	Contributory
24 Davis Avenue, SOUTH YARRA	Significant
25 Davis Avenue, SOUTH YARRA	Contributory
27 Davis Avenue, SOUTH YARRA	Contributory
29 Davis Avenue, SOUTH YARRA	Contributory
31 Davis Avenue, SOUTH YARRA	Contributory
33 Davis Avenue, SOUTH YARRA	Contributory
35 Davis Avenue, SOUTH YARRA	Contributory
1 Fawkner Street, SOUTH YARRA	Contributory

2 Fawkner Street, SOUTH YARRA	Contributory
3 Fawkner Street, SOUTH YARRA	Contributory
4 Fawkner Street, SOUTH YARRA	Contributory
5 Fawkner Street, SOUTH YARRA	Contributory
7 Fawkner Street, SOUTH YARRA	Non-Contributory
8 Fawkner Street, SOUTH YARRA	Contributory
9 Fawkner Street, SOUTH YARRA	Contributory
10 Fawkner Street, SOUTH YARRA	Contributory
11 Fawkner Street, SOUTH YARRA	Contributory
12 Fawkner Street, SOUTH YARRA	Non-Contributory
13 Fawkner Street, SOUTH YARRA	Contributory
14 Fawkner Street, SOUTH YARRA	Non-Contributory
15 Fawkner Street, SOUTH YARRA	Contributory
16 Fawkner Street, SOUTH YARRA	Contributory
17 Fawkner Street, SOUTH YARRA	Contributory
19 Fawkner Street, SOUTH YARRA	Contributory
20 Fawkner Street, SOUTH YARRA	Non-Contributory
21 Fawkner Street, SOUTH YARRA	Contributory
22 Fawkner Street, SOUTH YARRA	Contributory
23 Fawkner Street, SOUTH YARRA	Contributory
24 Fawkner Street, SOUTH YARRA	Contributory
25 Fawkner Street, SOUTH YARRA	Contributory
26 Fawkner Street, SOUTH YARRA	Contributory
27 Fawkner Street, SOUTH YARRA	Contributory
28 Fawkner Street, SOUTH YARRA	Contributory
29 Fawkner Street, SOUTH YARRA	Contributory
30 Fawkner Street, SOUTH YARRA	Contributory
31 Fawkner Street, SOUTH YARRA	Contributory
32 Fawkner Street, SOUTH YARRA	Contributory
33 Fawkner Street, SOUTH YARRA	Contributory
34 Fawkner Street, SOUTH YARRA	Contributory
35 Fawkner Street, SOUTH YARRA	Contributory
36 Fawkner Street, SOUTH YARRA	Contributory
37 Fawkner Street, SOUTH YARRA	Non-Contributory
38 Fawkner Street, SOUTH YARRA	Contributory

39 Fawkner Street, SOUTH YARRA	Contributory
40 Fawkner Street, SOUTH YARRA	Contributory
41 Fawkner Street, SOUTH YARRA	Contributory
43 Fawkner Street, SOUTH YARRA	Contributory
45 Fawkner Street, SOUTH YARRA	Contributory
47 Fawkner Street, SOUTH YARRA	Contributory
49 Fawkner Street, SOUTH YARRA	Contributory
51 Fawkner Street, SOUTH YARRA	Contributory
53 Fawkner Street, SOUTH YARRA	Contributory
54 Fawkner Street, SOUTH YARRA	Contributory
55 Fawkner Street, SOUTH YARRA	Contributory
56 Fawkner Street, SOUTH YARRA	Contributory
79 Osborne Street, SOUTH YARRA	Contributory
81 Osborne Street, SOUTH YARRA	Contributory
83 Osborne Street, SOUTH YARRA	Contributory
85 Osborne Street, SOUTH YARRA	Contributory
334 Punt Road, SOUTH YARRA	Contributory
338 Punt Road, SOUTH YARRA	Contributory
340 Punt Road, SOUTH YARRA	Contributory
342 Punt Road, SOUTH YARRA	Contributory
344 Punt Road, SOUTH YARRA	Contributory
346 Punt Road, SOUTH YARRA	Contributory
348 Punt Road, SOUTH YARRA	Contributory
350 Punt Road, SOUTH YARRA	Contributory
352 Punt Road, SOUTH YARRA (includes 352B Punt Road, SOUTH YARRA)	Contributory
354 Punt Road, SOUTH YARRA	Significant
356-358 Punt Road, SOUTH YARRA	Significant