Statement of Significance: Portland Place Precinct, South Yarra (June 2026)

Heritage Place:	Portland Place Precinct South Yarra	**PS ref no:**	HO145



Figures 1-6: *Examples of residences within the precinct* (L-R, starting at the top) *11 Grosvenor Street, 5, 10, 12, 20, and 23-25 Portland Place, South Yarra* (GJM Heritage, June 2024).

What is significant?

The Portland Place Precinct, a predominantly 1880s residential subdivision containing a collection of Victorian houses, along with a small number of Federation-era houses.

The precinct includes:

- Grosvenor Street (nos. 1, 3, 5, 9, 11)
- Portland Place (nos. 1-28)

Elements which contribute to the significance of the precinct include:

- Single-storey detached houses and terrace rows predominantly from the Victorian period, with a small number of Federation-era houses
- Polychromatic brick or timber construction with some block-fronted timber to principal (street) elevations
- Predominantly slate-clad hipped roofs with some corrugated sheet metal-clad roofs to the south of the precinct, with bracketed eaves
- Symmetrical principal elevations or asymmetrical principal elevations with projecting hipped or gabled bays
- Front verandahs of concave or convex profile across principal elevations
- Decorative cast iron valences and brackets
- Timber-framed sash windows
- Prominent brick or rendered brick chimneys with corniced capping
- Road and laneway alignments and allotment patterns resulting from nineteenth century subdivisions
- Generally uniform pattern of small front and side setbacks with no vehicle accommodation in front setbacks.

Later front fences and rear additions do not contribute to the significance of the precinct. The property at 11 Portland Place, South Yarra is a non-contributory place within the precinct.

How is it significant?

The Portland Place Precinct, South Yarra, is of local historical, representative and aesthetic significance.

Why is it significant?

The Portland Place Precinct, South Yarra has strong associations with the development of South Yarra in the boom-years of the 1880s and early 1890s, when surplus land from the construction of the railway line to Oakleigh was subdivided and sold for middle-class residential development. As a highly intact precinct of modestly-scaled houses constructed predominantly in the late-nineteenth century, the Portland Place Precinct clearly illustrates this important phase of development in the City of Stonnington (Criterion A).

The Portland Place Precinct is a cohesive collection of fine and highly intact representative examples of predominantly Victorian houses. The majority of houses in the precinct display typical features of the Victorian period, including polychromatic brick or timber construction, hipped roofs clad in slate or corrugated iron, both symmetrical and asymmetrical forms, front verandahs with decorative cast-iron and prominent corbelled brick or rendered brick chimneys (Criterion D).

The Portland Place Precinct forms a highly unified group of residences dating predominantly to the Victorian period and constructed in a Victorian-style. The high degree of consistency in plan forms, setbacks, materials and detailing of the buildings creates a picturesque and 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	Name	Grading
1 Grosvenor Street, SOUTH YARRA	-	Contributory
3 Grosvenor Street, SOUTH YARRA	*Substation*	Contributory
5 Grosvenor Street, SOUTH YARRA	-	Significant

9 Grosvenor Street, SOUTH YARRA	-	Contributory
11 Grosvenor Street, SOUTH YARRA	-	Contributory
1 Portland Place, SOUTH YARRA	-	Contributory
2 Portland Place, SOUTH YARRA	-	Contributory
3 Portland Place, SOUTH YARRA	-	Contributory
4 Portland Place, SOUTH YARRA	-	Contributory
5 Portland Place, SOUTH YARRA	-	Contributory
6 Portland Place, SOUTH YARRA	-	Contributory
7 Portland Place, SOUTH YARRA	-	Contributory
8 Portland Place, SOUTH YARRA	-	Contributory
9 Portland Place, SOUTH YARRA	-	Contributory
10 Portland Place, SOUTH YARRA	-	Contributory
11 Portland Place, SOUTH YARRA	-	Non-Contributory
12 Portland Place, SOUTH YARRA	-	Contributory
13 Portland Place, SOUTH YARRA	-	Contributory
14 Portland Place, SOUTH YARRA	-	Contributory
15 Portland Place, SOUTH YARRA	-	Contributory
19 Portland Place, SOUTH YARRA	-	Contributory
20 Portland Place, SOUTH YARRA	-	Contributory
21 Portland Place, SOUTH YARRA	-	Contributory
22 Portland Place, SOUTH YARRA	-	Contributory
23 Portland Place, SOUTH YARRA	-	Contributory
24 Portland Place, SOUTH YARRA	-	Contributory
25 Portland Place, SOUTH YARRA	-	Contributory
26 Portland Place, SOUTH YARRA	-	Contributory
27 Portland Place, SOUTH YARRA	-	Contributory
28 Portland Place, SOUTH YARRA	*Alexandria Villa*	Contributory