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

Heritage Place:	Stawell Street Precinct Prahran	**PS ref no:**	HO787



Figures 1-6: *Examples of residences included in the precinct (L-R, starting at the top) 3, 7, 11, 13, and 15 Stawell Street, and view of the Stawell Street streetscape* (Extent Heritage, April 2023).

What is significant?

The Stawell Street Precinct, comprising properties on Stawell Street, Prahran, is significant.

The precinct is wholly characterised by contributory graded buildings.

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

- The consistent allotment pattern established by the Victorian boom era subdivision, and subsequent development created by the group of interwar Bungalow residences;
- The presence of intact freestanding interwar residential buildings designed in the Bungalow style, reflecting the popular application of this style to suburban middle-class housing by the late 1910s;
- The regularity and harmony of the interwar Bungalow residences, primarily characterised by open gables and large roof planes, wide eaves with exposed rafters, roughcast walls, terracotta tiled roofs, dormer windows and masonry verandah piers;
- A considerably high degree of integrity and visual consistency arising from the same construction period and absence of modern infill within the curtilage;
- The uniformity of allotments, scale, siting, setbacks and built forms across the precinct;
- The general retention of original low front boundary masonry fences;
- The retention of early London plane (Platanus × acerifolia) street tree plantings dating from the interwar period; and
- The retention of original bluestone kerbing and guttering along Stawell Street.

Later alterations and additions to the properties, including unsympathetic fences, are not significant.

How is it significant?

The Stawell Street Precinct is of local historical and representative significance to the City of Stonnington.

Why is it significant?

The Stawell Street Precinct is of historical significance as a group of interwar Bungalows and mature early twentieth century London Plane (*Platanus x acerifolia)* street tree plantings that demonstrate middle-class suburban development in the former City of Prahran. Largely concentrated in the comparatively wealthier middle-class pocket of eastern Prahran and the adjacent suburb of Armadale, this phase of development was predominantly characterised by the emergence of freestanding single-storey residences each surrounded by its own garden. Importantly, it resumed eastern Prahran's shift from sparsely developed paddocks to a middle-class enclave that took off during the late Victorian and Federation years. As such, the Stawell Street Precinct not only forms a tangible link to the character and pattern of twentieth century suburban development in this area of Prahran, but also exemplifies the suburban aspirations of its middle-class demographic. (Criterion A)

The Stawell Street Precinct is of representative significance as an intact group of Bungalow style residences and early twentieth century London Plane (*Platanus x acerifolia*) street tree plantings that clearly demonstrate the style and character of interwar middle-class suburban development in the wider municipality. Stylistically, the group exhibits the key features associated with Bungalow style, including open gables and large roof planes, wide eaves with exposed rafters, roughcast walls, terracotta tiled roofs, dormer windows and masonry verandah piers. The precinct also encapsulates the key characteristics associated with twentieth century middle-class suburban homes in the municipality as a group of freestanding residences set on suburban blocks with an informal front garden. (Criterion D)

Primary source

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

Precinct map



Gradings schedule

Street address	Grading
1 Stawell Street, PRAHRAN	Contributory
3 Stawell Street, PRAHRAN	Contributory
5 Stawell Street, PRAHRAN	Contributory
7 Stawell Street, PRAHRAN	Contributory
9 Stawell Street, PRAHRAN	Contributory
11 Stawell Street, PRAHRAN	Contributory
13 Stawell Street, PRAHRAN	Contributory
15 Stawell Street, PRAHRAN	Contributory
17 Stawell Street, PRAHRAN	Contributory