

Heritage Citation – Precinct

Heritage Place: Kooyong Precinct

Address: Avenel Road, Elizabeth Street,
Glenferrie Road, Mernda Road, Monaro Road,
Moralla Road, Norford Grove, Sutton Street,
Talbot Crescent and Toorak Road, Kooyong

HO Reference: HO181

Citation status: Final

Date Updated: 25 March 2022

Designer: N/A

Builder: N/A

Year of Construction: 1902-1925



Photograph of 422-426 Glenferrie Road (source: Extent Heritage, 2021).'



Location map and extent of HO181.

Heritage Group: Residential Buildings

Heritage Type: House

Key Theme: Building Suburbs

Key Sub-theme: Creating Australia's most prestigious suburbs – the end of an era – mansion estate subdivisions in the 20th century

Significance Level: Local

Recommendation: Retain as a local heritage precinct on the HO; reduce the heritage curtilage to exclude 444 Glenferrie Road, Kooyong.

Controls:	<input type="checkbox"/> External paint colours	<input type="checkbox"/> Internal alterations	<input type="checkbox"/> Tree controls
	<input type="checkbox"/> Victorian Heritage Register	<input type="checkbox"/> Incorporated Plans	<input type="checkbox"/> Outbuildings and fences exemptions
	<input type="checkbox"/> Prohibited uses may be permitted	<input type="checkbox"/> Aboriginal Heritage Place	

Statement of Significance

What is significant?

The Kooyong Precinct, comprising properties on Avenel Road, Elizabeth Street, Glenferrie Road, Mernda Road, Monaro Road, Moralla Road, Norford Grove, Sutton Street, Talbot Crescent and Toorak Road, is significant.

Significant properties include:

- 1 Avenel Road (highly intact and fine example of an Interwar Old English building)
- 31 Avenel Road (highly intact Interwar Streamline Moderne building)
- 404 Glenferrie Road (DesbroweAnnear designed Interwar Arts and Crafts inspired dwelling)
- 422-426 Glenferrie Road ('Denby Dale'; highly intact and fine collection of Interwar Old English buildings with distinct garden settings)
- 1 and 2/434 Glenferrie Road (highly intact and fine example of an Interwar Old English building)
- 4 Mernda Road (highly intact and fine example of an Interwar Old English building)
- 7 Moralla Road (highly intact and fine example of an Interwar Old English building)
- 13 Moralla Road (highly intact and fine example of an Interwar Old English building)
- 1 and 2/3 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 35 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 37 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 39 Talbot Crescent (highly intact and fine example of an Interwar Old English building)
- 1 and 2/53 Talbot Crescent (highly intact and fine example of an Interwar Old English building with Arts and Crafts influences)
- 59 Talbot Crescent (highly intact and fine example of an Interwar Old English building with Arts and Crafts influences)
- 77-79 Talbot Crescent (semi-detached Interwar Streamline Moderne)

The remainder of the precinct is largely characterised by contributory buildings, with a series of non-contributory infill developments. Refer to the gradings map for designations.

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

- The distinctive pattern of subdivision and development created by the discrete groups of Interwar housing amongst some Federation era dwellings;
- The presence of a large group of individually significant dwellings of varying Interwar styles, including Old English, Arts and Crafts deviations of the Old English and Streamline Moderne;
- The relatively high integrity of the contributory buildings when viewed from the street. Dwellings typically survive with their presentation to the street largely unaltered, retaining verandahs, chimneys, face brick (as relevant), window and door openings, brick detailing and timber joinery;
- The regularity and harmony of the single-storey or double-storey, freestanding Federation/Edwardian and Interwar era building stock;
- Buildings characterised by brick, render, tile and timber joinery, as well as hipped and gabled roofs; and

- Consistency in front and side setbacks.

Later alterations and additions to the properties are not significant.

How is it significant?

The Kooyong Precinct is of local historical, representative and aesthetic significance to the City of Stonnington.

Why is it significant?

The Kooyong Precinct is historically significant as representative of the 1902-1925 subdivisions of Kooyong, which resulted in the creation of over seven key streets. The precinct forms a tangible link to the post-subdivision story of Kooyong, particularly in the Federation and Interwar years. (Criterion A)

The Kooyong Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Streamline Moderne and other Interwar buildings with Arts and Crafts influences. There are also some good representative examples of Edwardian era residences. (Criteria D)

The Kooyong Precinct is aesthetically significant as a relatively intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and Interwar eras. They display cohesion through form, materials, setbacks and heights that creates a harmonious and attractive streetscape. (Criteria E)

HERCON Criteria Assessment

A	<i>Importance to the course, or pattern of our cultural or natural history</i>	The Kooyong Precinct is historically significant as representative of the 1902-1925 subdivision of Kooyong, which resulted in the creation of over seven key streets. The precinct forms a tangible link to the post-subdivision story of Kooyong, particularly in the Federation and Interwar years.
B	<i>Possession of uncommon, rare or endangered aspects of our cultural or natural history</i>	The place does not meet this criterion.
C	<i>Potential to yield information that will contribute to an understanding of our cultural or natural history</i>	The place does not meet this criterion.
D	<i>Important in demonstrating the principal characteristics of a class of cultural or natural places or environments</i>	The Kooyong Precinct contains a good representative collection of Interwar era dwellings of various styles, including Old English, Streamline Moderne and other Interwar buildings with Arts and Crafts influences. There are also some good representative examples of Edwardian era residences.

E	<i>Importance in exhibiting particular aesthetic characteristics</i>	The Kooyong Precinct is aesthetically significant as a relatively intact and visually cohesive group of streetscapes in the City of Stonnington for this period of development. The streetscape consists of a large number of fine, well-detailed and cohesive freestanding dwellings from the Federation/Edwardian and Interwar eras. They display cohesion through form, materials, setbacks and heights that creates a harmonious and attractive streetscape.
F	<i>Importance in demonstrating a high degree of creative or technical achievement at a particular period</i>	The place does not meet this criterion.
G	<i>Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of the continuing and developing cultural traditions</i>	The place does not meet this criterion.
H	<i>Special association with the life or works of a person, or group of persons, of importance in our history.</i>	The place does not meet this criterion.

Description

• Physical Analysis

The Kooyong Precinct is bounded by Toorak Road to the south, Glenferrie Road to the west and the Monash Freeway forming its eastern and northern extent. The east and north border is more precisely defined by Gardiners Creek. The railway line dissects the precinct, splitting it into two distinct zones, and the area is served by Kooyong Railway Station. The precinct is largely residential and characterised by low-density freestanding Edwardian and Interwar style houses situated on large allotments. The majority of the residential properties are located south of the train line, while the area north of the train line comprises a smaller residential area that sits adjacent to several sporting ovals.

Talbot Crescent and Elizabeth Street (north end)

The area north of the railway line consists of Talbot Crescent and the northern section of Elizabeth Street. Talbot Crescent is defined by residential properties on its north side as well as mature trees and heavy groundcover growth on a raised embankment. The park forms the backdrop of the area, with mature eucalyptus, melaleuca and coniferous trees planted along the perimeter of the sporting fields and against the freeway to the north and east. The houses in this area typically date from the Federation and Interwar period. This includes a group of notable English Revival properties at 3, 35, 37, 39, 53 and 59 Talbot Crescent, as well as a pair of Spanish Revival style houses at 55 and 57 Talbot Crescent. Elizabeth Street

and the southern end of Talbot Crescent are defined by two-storey open-face red brick Interwar houses and apartments. Intact examples include 102-108, 114-120 and 126 Elizabeth Street and 65-75 and 89 Talbot Crescent. Other notable Interwar designs include the Streamline Moderne duplex at 77-79 Talbot Crescent. Given the proximity of the properties on Talbot Crescent to the railway line, most properties along this street have tall brick walls on the street front boundary.

Avenel Road, Norford Grove and Elizabeth Street (south end)

To the south of the railway, Avenel Road, Norford Grove and Elizabeth Street combine to create a crescent which begins and ends at Toorak Road. Norford Grove is defined by Interwar style housing. The houses on Norford Grove, while largely retaining their original façade and single-storey form, have largely been modified with rendered façades, contemporary colour schemes and unsympathetic tall brick front walls. The dwellings at 79-81 and 92 Elizabeth Street present as intact examples of Edwardian era housing, with their original form and façade detailing remaining. These details include the open-face brick work, bay windows with stained leadlight glass, half-timber gables, and terracotta hip tile roofing. The southern end of Elizabeth Street also includes some Interwar period housing and a notable pair of intact weatherboard houses at 91 and 93. As the majority of weatherboard dwellings in the area have since been demolished, these houses are the only known examples within Kooyong. Avenel Road is defined by a mix of housing styles from both the Federation/Edwardian and Interwar periods. These include Spanish Mission style houses at 7, 9 and 25 Avenel Road, as well as an Interwar Streamline Moderne house at 31 Avenel Road characterised by distinct pink render and curved walls.

Moralla Road and Mernda Road

Moralla Road has an eclectic range of housing styles, including 4, 9 and 15 Moralla Road in the Federation style, and 2, 8 10, 12 and 13 Moralla Road in the Interwar style. The dwelling at 7 Moralla Road is particularly notable as an intact and well-presented Interwar Old English dwelling. Like Moralla Road, Monaro Road features some Interwar era building stock. The southern end of Mernda Road is included within the precinct and comprises a series of Interwar dwellings. Notable examples include the highly intact and substantial Interwar Old English dwelling at 4 Mernda Road. The street is also home to 9 Mernda Road, otherwise known as Grenfell House (HO244). The narrow streetscape of Mernda Road is defined by very tall walls and hedges, as well as mostly young trees.

Toorak Road

Kooyong occupies the north side of Toorak Road. Interwar and Federation era properties of interest include 689-697, 701-711 and 725-731 Toorak Road. As Toorak Road is a main thoroughfare, most properties on these roads have high brick boundary walls.

Glenferrie Road

The section of Glenferrie Road within the Kooyong Precinct contains a group of Federation era dwellings with consistent front setbacks that are highly intact. An important group of Interwar Old English properties are located at 422-426 Glenferrie Road. They have a strong streetscape presence, established by their grand architecture as well as their well-manicured, open and distinct front landscaping. As with Toorak Road, most properties contain high brick boundary walls.

Throughout the precinct, there are a number of contemporary dwellings and apartment buildings that do not contribute to the heritage values of the precinct.

The residential streetscapes of Kooyong feature an extensive mix of housing styles but it is mostly characterised by intact Interwar era houses. The streets are relatively wide but have street parking on both sides. Most streets in the precinct have bluestone curbing and guttering. The precinct also has highly variable front wall heights and setbacks owing to the eclectic mix of housing styles. There has been an increasing number of contemporary developments in the precinct, especially in the areas of Mernda Road and Glenferrie Road that are adjacent to the railway station.

History

• Historical Context

For thousands of years preceding European colonialism, the area now known as Stonnington was the traditional home of the Woi wurrung and Boon wurrung people of the Eastern Kulin Nation. This environment would have provided Traditional Owners with access to pre-contact plains, grassy woodland, and floodplains on the banks of the Yarra River (Birrarung), Gardiners Creek (Kooyong Koot), and Hawksburn Creek (now channelised), in a rolling landscape on the northern shore of Port Phillip Bay. It is important to note that the rich cultural heritage of Traditional Owners in Stonnington did not end with colonialism—it has a rich presence to this day.

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The suburb of Kooyong was historically associated with the estate of solicitor Peter Ferrie, who purchased land from Crown Portion 21 in June 1840. This portion comprised sixty acres of land bounded by Glenferrie Road, Gardiners Creek, Avenel Road, and Toorak Road. Ferrie lost his property due to financial constraints in 1843, and the property was taken up by many different owners over a period of twenty years. In 1865, it was purchased by James Fergusson. A lithographer by trade, Fergusson constructed a palatial property of fourteen rooms with auxiliary outbuildings and gardens. This building was later demolished in 1854. All sixty acres of the original grounds were subdivided, making way for the streets of Kooyong.

In 1890 the new railway line to Glen Iris cut a swathe through both the Glenferrie Estate and land owned by nurseryman William Bailey in present day Elizabeth Street, cutting off the flood-prone river flats. Chinese market gardeners continued to use the land between the railway and the creek well into the 20th century.

Today, Kooyong is characterised by Federation/Edwardian and Interwar private residences, epitomised by the highly intact and significant Wyalla at 13A Monaro Road, designed by Walter Butler and completed in 1907 (Raworth 2000).

- [Place History](#)

A detailed history of Huntingfield Road Precinct has previously been authored by Bryce Raworth Pty Ltd for the City of Stonnington in 2000. The following account is drawn from this existing study and is augmented by supplementary archival research and revisions by Extent Heritage.

The area of Kooyong, north of the present Glen Iris railway line extending to the line of Avenel Road and east of Glenferrie Road, forms part of Crown Portion 21. At the first sales of Crown land in June 1840, Crown Portion 21, which included sixty acres of land bounded by Glenferrie Road, Gardiners Creek, the line of Avenel Road and Gardiners Creek (Toorak) Road, was purchased by solicitor Peter Ferrie. Ferrie became the first freeholder to settle on land that was to become part of the future City of Malvern. Ferrie had arrived at Port Phillip with his wife Elizabeth in September 1839, and immediately commenced practice as a conveyancer and solicitor. The following year, Ferrie mortgaged some town land to obtain funds for the purchase and improvement of Portion 21. In January 1841, Ferrie obtained a loan of £1000 secured by a mortgage of lot 21, 'known by the name Glen Ferrie together with the farm-house and other buildings thereon' (Schumer 1979). In 1843, Ferrie was unable to meet his commitments under the mortgage of Glen Ferrie and lost the property.

Over the next twenty years Glen Ferrie changed hands several times, until it was purchased by lithographer James Ferguson for £3375 in 1865 (Bower n.d.). An auction notice in December 1864 described the property as having 'extensive orchard with well-grown hedges on two sides, a weatherboard house of 8 rooms, with kitchen, oven, outhouses etc. and flower garden in front' (The Argus 1871, 3).

James Ferguson MLA, of Ferguson and Moore, engravers, lithographer & stationers, replaced Ferrie's house with a two-storey brick mansion of 'fourteen rooms, two kitchens, storerooms, offices, stables and coach house'. The property also included 'shrubbery, garden, pasture and cultivation' (Shire of Malvern rate book, 1884). It was called Glenferrie.

By 1900, R.E. Hayes occupied the property, which had been renamed Culbin. In 1902, with the subdivision of the Toorak Estate, Mernda Road, Moralla Road and Monaro Road were created with building allotments in Glenferrie Road, south of Mernda Road (Bower n.d.). The MMBW plan of that year shows Glenferrie with its sweeping carriage-drive leading from Glenferrie Road and the stables located north of Avenel Road. East of Avenel Road, William Bailey's house is shown between Elizabeth Street and the railway line. Avenel Road and Elizabeth Street extend north across the flood-plain to the creek, with several cottages in both streets (MMBW Plan 1902).

In 1903, Monaro Road was extended to meet Glenferrie Road, creating building allotments north of Mernda Road (Bower n.d.). Culbin was retained on a reduced allotment. By 1910 George Stevenson occupied the property and the mansion was re-named Zeerust. Zeerust was demolished prior to the creation of Monaro Close in 1954.

Land extending east from the line of Avenel Road to Gardiners Creek, formed part of Crown Portion 22. This allotment, purchased by John Moffat Chisholm, was also sold at the first land sales. Chisholm had arrived in the colony in 1838 and established a business as a draper, silk mercer and merchant tailor in Collins Street. He was one of the 'Twelve Apostles', a group of businessmen who gave guarantees to a bank to save one of their number from bankruptcy (Bower n.d.).

In August 1848, Chisholm sold Portion 22 to Matthew Neave, who also purchased the allotment south of Toorak Road (23A) the following year. Neave, with his wife Elizabeth and young son, had arrived from Scotland in 1841 as assisted immigrants. Following time spent on a pastoral run at Flowerdale, Neave became licensee of the Prince Albert Hotel on Swanston Street. He leased his land at Gardiners Creek for two years before occupying it in 1851. Two years later he subdivided Portion 22 into 49 lots extending from Toorak Road to the creek, and divided by Western (Avenel) Road and East (Elizabeth) Road. South of Gardiners Creek Road, Elizabeth Street had been named for Neave's first wife who had died in 1850. Most of Neave's lots were sold in 1853, but the remaining four lots were sold in 1879, by which time Neave had left the Colony. Much of Neave's land included acres of rich river flats which attracted market gardeners and orchardists. James Cousins, Edward and William Hunt and George Cole settled in the vicinity of Elizabeth Street and the creek. On one of Cole's allotments near Gardiners Creek Road, a house was included in the sale (Bower n.d.).

On, or close to the site of Cole's house, nurseryman William Bailey built a brick house in 1882. English-born Bailey had arrived in Victoria in 1861 and settled with his uncle as a nurseryman in Richmond for ten years. He gradually purchased forty acres of land at Malvern, of which fourteen acres included Cole's weatherboard cottage of four rooms, kitchen and stable. Several houses in Elizabeth Street were leased from William Bailey by market gardeners, William Barnes and Thomas Kelly. Bailey was a member of the Malvern Shire Council for seven years, starting from 1880. Bailey's brick house now stands at 90 Elizabeth Street (National Trust of Australia (Victoria) 1996).

In 1925, Bailey's Estate was subdivided into nine allotments with frontages to Toorak Road and Elizabeth Street. Although Bailey had moved to Narre Warren, he continued to own his Malvern properties and the sale included Bailey's two-storey brick residence on lot 4 and a weatherboard cottage with extensive stabling on lot 1 (Bailey's Estate 1925, Malvern Archives). A later subdivision created building allotments in Elizabeth Street North and in Talbot Crescent, south of Elizabeth Street. Sutton Street had been created in Neave's 1853 subdivision and Talbot Crescent, formerly railway land, was proclaimed a public highway in 1904 (Bower n.d.).

The Hunt family were market gardeners, who owned and occupied much of the land bounded by Avenel Road, Toorak Road, Elizabeth Street and the creek. With the subdivision of the Kooyong Estate in 1916, Norford Grove was created and named after a Hunt family name (Norford Grove 1916, Malvern Archives). Allotments were also created on the east side of Avenel Road (Kooyong Subdivision Plan 1916, Malvern Archives).

The present day streets of Kooyong show two distinct development patterns, with Avenel Road marking the boundary. West of Avenel Road, the Glenferrie Estate dominated the area until it was subdivided early this century into residential allotments. The area east of Avenel Road was largely developed as market gardens, with a few houses built to accommodate gardeners. William Bailey's substantial brick house in Elizabeth Street remains from this period. With the subsequent subdivision of Bailey's nursery and the adjacent market gardens, the area gradually developed in the 20th century. North of the railway line, the line of residential development in the 20th century appears to coincide with the flood line shown on the 1902 MMBW plan. By the Second World War, little vacant land remained south of this line (MMBW Plan c.1940).

Comparative Analysis

Kooyong Precinct is characterised as a series of streetscapes that are largely intact with respect to their Federation/Edwardian and Interwar era architecture, albeit with some contemporary infill. The integrity and strong period character of streets such as Moralla Road, Norford Grove, Talbot Crescent and Elizabeth Street, is of particular note. The built form character of the area is distinct from that of Toorak directly to the west, for example, in that the residential properties are typically somewhat more modest and the topography is flatter in its undulation toward the low lying river flats to the north. The closest comparison in terms of character is found in areas of Armadale and Malvern that were developed in the same periods.

Comparable examples include:

- **Moorakyne/Stonnington Precinct, Malvern (HO182).** The Moorakyne/Stonnington Precinct is representative of 1930s and 1940s Interwar era domestic residential development with a strong garden suburb character consisting of Ash, Maple and London Plane trees. The precinct is characterised by a series of highly intact Interwar era dwellings of brick, render and tile that combine to present as a cohesive streetscape through period, scale and quality. This shares many character based similarities with the Kooyong Precinct, however, the Kooyong Precinct appears to have more recent infill development and therefore less of a distinctive Interwar character in some areas.
- **Coolgardie Avenue Precinct, Malvern East (HO350).** The Coolgardie Avenue Precinct contains a fine and intact collection of dwellings on an Interwar era subdivision. The precinct is characterised by Interwar era dwellings of brick, render and tile, some with Spanish Mission influences as seen in the Kooyong Precinct. Unlike the Kooyong Precinct that has some Edwardian era architecture, this precinct is diversified through 1920s Californian Bungalows. The precinct has a strong garden suburb character consisting of London Plane street trees, well-maintained front gardens and low fences. The suburb has some postwar development. The Coolgardie Avenue Precinct compares favourably with the Kooyong Precinct.
- **Hampden Road Precinct, Armadale (HO136).** The Hampden Road Precinct is architecturally and aesthetically significant as a fine example of a middle-class Interwar residential area with some earlier Victorian era estate mansions. It presents a consistent quality of built form and intactness, and has a strong garden suburb character with well-maintained front gardens and low fences. The precinct compares favourably with the Kooyong Precinct, with both suburbs having occasional infill development.

As demonstrated through the above examples, Kooyong Precinct compares favourably with other Interwar era precincts in the municipality through consistency in built form, scale and setbacks which combine to present with a strong heritage character. However, it is noted that the precinct has undergone some more change in recent years than other precincts, with infill houses and multi-unit developments now present in some parts. Further, there is less consistency in the height of front fences which has an impact on the garden suburb character.

Precinct Map



Grading Table

* S: Significant

C: Contributory

NC: Non-contributory

Refer to Heritage Victoria's Model brief for consultants (p.6) for explanation of designations.

Street address	Place type	Style/era	Grading
AVENEL ROAD			
1 Avenel Road	House	Interwar Period (c.1919-c.1940)	S
2 Avenel Road	House	Federation/Edwardian Period (1902-c.1918)	C
3 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
4 Avenel Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
5 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
6 Avenel Road	House	Federation/Edwardian Period (1902-c.1918)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
7 Avenel Road	House	Interwar Period (c.1919-c.1940) (modified)	C
8 Avenel Road	House	Contemporary	NC
9 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
10 Avenel Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
12 Avenel Road	House	Contemporary	NC
14 Avenel Road	House	Contemporary	NC
16 Avenel Road	House	Contemporary	NC
18 Avenel Road	House	Contemporary	NC
20 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
22-24 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
23 Avenel Road	House	Contemporary	NC
25 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
26 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
27 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
28 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
29 Avenel Road	House	Interwar Period (c.1919-c.1940)	C
31 Avenel Road	House	Interwar Period (c.1919-c.1940) Moderne	S
ELIZABETH STREET			
73 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
75 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
77 Elizabeth Street	House	Contemporary	NC
79 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
81 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
83 Elizabeth Street	House	Contemporary	NC
84/84A Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
85 Elizabeth Street	House	Contemporary	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
86 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
86A Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
87 Elizabeth Street	House	Contemporary	NC
88 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
89 Elizabeth Street	House	Contemporary	NC
90 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
91 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918)	C
92 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
93 Elizabeth Street	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
93A Elizabeth Street	House	Contemporary	NC
94 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
96 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
98 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
99 Elizabeth Street	House	Contemporary	NC
101 Elizabeth Street	House and Carport	Interwar Period (c.1919-c.1940)	C
102 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
103 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
104 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
105 Elizabeth Street	House	Interwar Period (c.1919-c.1940) (modified)	C
106 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
108 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
110 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
112 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
114 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
116 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
118 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
120 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
122-124 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
126 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
128 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
130 Elizabeth Street	House	Interwar Period (c.1919-c.1940)	C
GLENFERRIE ROAD			
398 Glenferrie Road	House	Contemporary	NC
400 Glenferrie Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
402 Glenferrie Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
404 Glenferrie Road	House	Interwar Period (c.1919-c.1940)	S
406 Glenferrie Road	House	Federation/Edwardian Period (1902-c.1918) (modified)	C
406A Glenferrie Road	House	Contemporary	NC
408 Glenferrie Road	House	Interwar Period (c.1919-c.1940)	C
1-18/414 Glenferrie Road	Flat	Contemporary	NC
1-4/416 Glenferrie Road	Flat	Contemporary	NC
418 Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	C
418A Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	C
422 Glenferrie Road	House	Interwar Period (c.1919-c.1940)	S
1-12/422-426 Glenferrie Road	Flat	Interwar Period (c.1919-c.1940)	S
1-5/428 Glenferrie Road	Flat	Contemporary	NC
1-8/430 Glenferrie Road	Flat	Contemporary	NC
1/434 Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	S
2/434 Glenferrie Road	Duplex	Interwar Period (c.1919-c.1940)	S
MERENDA ROAD			
2 Mernda Road	House	Interwar Period (c.1919-c.1940)	C
2A Mernda Road	House	Contemporary	NC
4 Mernda Road	House	Interwar Period (c.1919-c.1940)	S
6/8 Mernda Road	House	Contemporary	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
MONARO ROAD			
13A Monaro Road (also includes land previously addressed as 13 Monaro Road and 23 Avenel Road)	House	Contemporary	NC
17 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
19 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
21 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
22 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
23 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
24 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
25 Monaro Road	House	Contemporary	NC
26 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
27 Monaro Road	House	Contemporary	NC
28 Monaro Road	House	Interwar Period (c.1919-c.1940)	C
29 Monaro Road	House	Contemporary	NC
30 Monaro Road	House	Contemporary	NC
32 Monaro Road	House	Contemporary	NC
MORALLA ROAD			
2 Moralla Road	House	Interwar Period (c.1919-c.1940)	C
1/2 Moralla Road	House	Contemporary	NC
2A Moralla Road	House	Contemporary	NC
2B Moralla Road	House	Contemporary	NC
4 Moralla Road	House	Federation/Edwardian Period (1902-c.1918)	C
6 Moralla Road	House	Contemporary	NC
7 Moralla Road	House	Interwar Period (c.1919-c.1940)	S
8 Moralla Road	House	Interwar Period (c.1919-c.1940)	C
9 Moralla Road	House	Federation/Edwardian Period (1902-c.1918)	C
10 Moralla Road	House	Interwar Period (c.1919-c.1940 (modified))	C
11 Moralla Road	House	Interwar Period (c.1919-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
13 Moralla Road	House	Interwar Period (c.1919-c.1940)	S
15 Moralla Road	House	Federation/Edwardian Period (1902-c.1918)	C
NORFORD GROVE			
2 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
4 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
6 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
8 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
10 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
12 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
14 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
16 Norford Grove	House	Interwar Period (c.1919-c.1940)	C
SUTTON STREET			
1 Sutton Street	House	Interwar Period (c.1919-c.1940)	C
2 Sutton Street	House	Contemporary	NC
3 Sutton Street	House	Interwar Period (c.1919-c.1940)	C
TALBOT CRESCENT			
1/3 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
2/3 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
7 Talbot Crescent	House	Contemporary	NC
7A Talbot Crescent	House	Contemporary	NC
9 Talbot Crescent	House	Contemporary	NC
9A Talbot Crescent	House	Contemporary	NC
11 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
13 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
15 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
1/17 Talbot Crescent	Townhouse	Contemporary	NC
2/17 Talbot Crescent	Townhouse	Contemporary	NC
3/17 Talbot Crescent	Townhouse	Contemporary	NC
1/19 Talbot Crescent	Townhouse	Interwar Period (c.1919-c.1940)	C
2/19 Talbot Crescent	Townhouse	Interwar Period (c.1919-c.1940)	C

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
3/19 Talbot Crescent	Townhouse	Interwar Period (c.1919-c.1940)	C
21 Talbot Crescent	House	Contemporary	NC
21A Talbot Crescent	House	Contemporary	NC
23 Talbot Crescent	House	Contemporary	NC
25 Talbot Crescent	House	Contemporary	NC
27 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
29 Talbot Crescent	House	Interwar Period (c.1919-c.1940) (modified)	C
31 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
33 Talbot Crescent	House	Contemporary	NC
35 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
37 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
39 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
45 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
47 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
49 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
51 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
1/53 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
2/53 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	S
1/55 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	C
2/55 Talbot Crescent	Duplex	Interwar Period (c.1919-c.1940)	C
57 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
59 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	S
61 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
65 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
67 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
69 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
71 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
73 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
75 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
77 Talbot Crescent	House	Interwar Period (c.1919-c.1940) Moderne	S

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
79 Talbot Crescent	House	Interwar Period (c.1919-c.1940) Moderne	S
81 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
83 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
85 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
87 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
89 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
91 Talbot Crescent	House	Interwar Period (c.1919-c.1940)	C
93-95 Talbot Crescent	House	Postwar Period (1945-1965)	NC
TOORAK ROAD			
1-6/687 Toorak Road	Flat	Contemporary	NC
102-203/687 Toorak Road	Flat	Contemporary	NC
689 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
691 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
693 Toorak Road	House	Interwar Period (c.1919-c.1940) (postwar modifications)	C
695 Toorak Road	House	Interwar Period (c.1919-c.1940) (postwar modifications)	C
1/697 Toorak Road	Duplex	Interwar Period (c.1919-c.1940)	C
2/697 Toorak Road	Duplex	Interwar Period (c.1919-c.1940)	C
701 Toorak Road	House	Contemporary	NC
705 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
707 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
709 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
711 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
1-8/717 Toorak Road	Flat	Contemporary	NC
1-7/723 Toorak Road	Flat	Contemporary	NC
101-204/723 Toorak Road	Flat	Contemporary	NC
725 Toorak Road	House	Contemporary (or heavily modified earlier dwelling)	NC

<i>Street address</i>	<i>Place type</i>	<i>Style/era</i>	<i>Grading</i>
727 Toorak Road	House	Federation/Edwardian Period (1902-c.1918)	C
729 Toorak Road	House	Federation/Edwardian Period (1902-c.1918)	C
731 Toorak Road	House	Interwar Period (c.1919-c.1940)	C
731A Toorak Road	House	Postwar	NC

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Limitations

1. Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
2. Condition and site modification assessment was limited to a visual inspection undertaken from the public domain.
3. The historical notes provided for this citation are not considered to be an exhaustive history of the site.

Further Images



Corner of Mernda Road and Monaro Road
(source: Extent Heritage Pty Ltd, 2021).



79 and 81 Elizabeth Street (source: Extent
Heritage Pty Ltd, 2021).



422-426 Glenferrie Road (source: Extent Heritage
Pty Ltd, 2021).



31 Avenel Road (source: City of Stonnington,
2020).



1 Avenel Road (source: City of Stonnington, 2020).



7 Moralla Road (source: City of Stonnington, 2020).



404 Glenferrie Road (source: City of Stonnington, 2020).



434 Glenferrie Road (source: Google Streetview, 2019).



4 Mernda Road (source: City of Stonnington, 2020).



3 Talbot Crescent (source: Google Streetview, 2019).



35 Talbot Crescent (source: Google Streetview, 2019).



53 Talbot Crescent (source: City of Stonnington, 2020).



59 Talbot Crescent (source: City of Stonnington, 2020).



77-79 Talbot Crescent (source: City of Stonnington, 2020).

Authors

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