

# Murrumbeena Village Precinct



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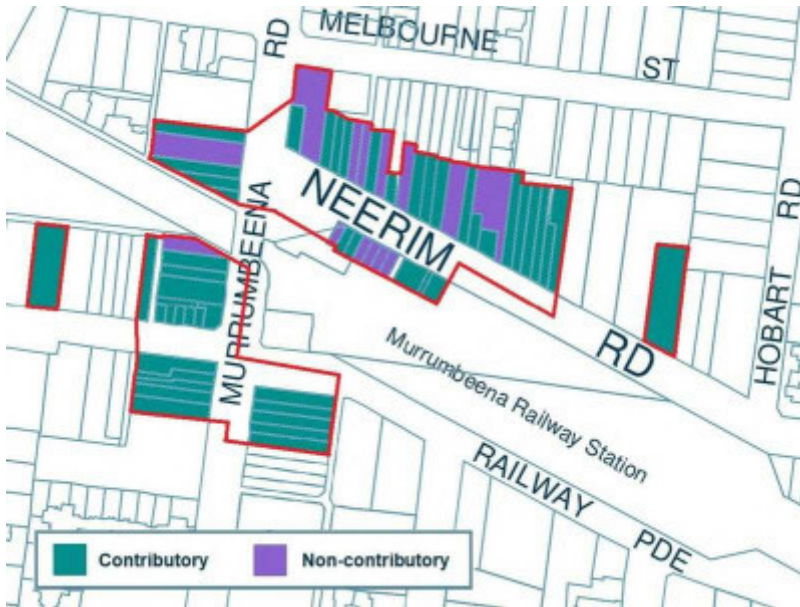
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The Murrumbidgee River Company, Limited.

Special in this direction, and under SPECIALTY TERMS, on the land in the block in each adjacent from the Murray River to the north of road and to the south of the Murrumbidgee Railway Station of

**425 DEPOSIT 455**

Balance Outstanding over Three Years at 6 per cent.

The Public are hereby invited to inspect the SALESAGENCY OFFICE prior to the sale of lots when they will receive the highest bids, approved by THE TRUSTEES IN CONNECTION, and only subject to the usual 10 PER CENT DEPOSIT, within the usual hours of business. No parcels in the Public Market shall contain a number of all parcels shown and the SALESAGENCY and SPECIALTY TERMS are completely self explanatory, and in the absence of the PROGRAMME BOOKS or other such literature being sent.

**SPECIALTY TERMS**—Consentance to be an agreement of purchase, Transfer, Mortgage, Release, and finally and finally to be made in accordance with all legal and other requirements and to be subject to the usual conditions.

**Title Certificate**—clear and unencumbered.

**Sell:**  
Messrs. FINE & DENT, 40 Collins Street East.

FREE RAILWAY PASSES.  
MARQUEE. LUNCHEON.

**MUNRO & BAILLIEU,**  
AUCTIONEERS,  
40 & 42 COLLINS STREET EAST.  
HIGH STREET, AINMADALE.

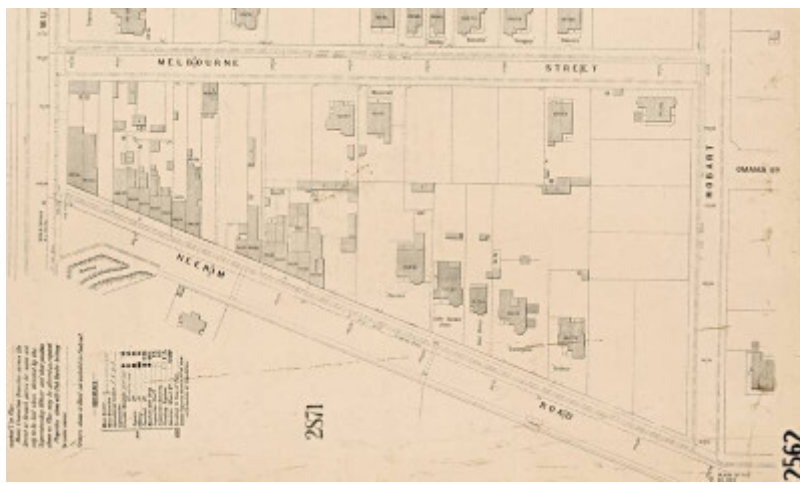
MURRUMBIDGEA	50	73	72	71	70	69	68	67	66	65	64						
	31																
	ADELAIDE STREET																
	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90
	75																
	SYDNEY STREET																
	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107
	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124
	MELBOURNE STREET																
	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158
	NEERIM ROAD																
	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175

J. J. REILLY  
Surveyor  
40 Collins St East

67 TRAINS LEAVE PRINCES BRIDGE STATION  
8.30, 10, 1.10, 2.35, and 5.50 p.m.

Truedell & Co. Mch.

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## Location

398 AND 412 AND 414-422 (ROW OF FIVE: WARDROP'S BUILDINGS AND 430 AND 436 AND 438 AND 440 AND 446 AND 450 AND 453-455 (PAIR) AND 456 AND 458 AND 460 AND 465-473 (ROW OF PAIR) AND 466 AND 468 AND 470-472 (PAIR) AND 476-486 (ROW OF SIX) AND 504 NEERIM ROAD

## Municipality

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO187

## Heritage Listing

Glen Eira City

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## Statement of Significance

Last updated on - October 10, 2023

### What is significant?

The Murrumbeena Village Precinct, extending along both sides of Neerim and Murrumbeena Road where the latter crosses the railway line, comprises cohesive commercial streetscapes made up of single and double-storey buildings predominantly dating from the first four decades of the twentieth century, punctuated by two rare survivors from the late-Victorian era and a small number of post-war buildings of sympathetic scale and form.

The following are deemed to be contributory elements in the precinct:

- Neerim Road: Nos 398, 412, 414-422 (row of five; Wardrop's Buildings), 430, 436, 438, 440, 446, 450, 453-455 (pair), 456, 458, 460, 465-473 (row of five), 466, 468, 470-472 (pair), 476-486 (row of six), 504.
- Murrumbeena Road: Nos 55, 61, 63, 65, 69-71 (pair), 73-75 (pair), 77-79 (Wardrop's Buildings), 81, 83-83a (pair), 85, 87, 88, 90-92 (pair), 94 (former bank).

The following are deemed to be non-contributory elements within the precinct:

- Neerim Road: Nos 432-434, 442, 444, 448, 452 (at rear), 457-459 (pair), 461, 463, 462-464 (former bank), 474 (factory at rear), 454, 461; also coffee kiosk adjacent to No 453.
- Murrumbeena Road: Nos 57-59 (former bank), 67.
- Post-WW2 buildings to the rear of 430 Neerim Road are deemed to be noncontributory.

### How is it significant?

The Murrumbeena Village Precinct satisfies the following criteria for inclusion on the heritage overlay schedule to the City of Glen Eira planning scheme:

- Criterion A: Importance to the course, or pattern, of Glen Eira's cultural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.

### Why is it significant?

The Murrumbeena Village Precinct is significant for historic associations with early development of the suburb of Murrumbeena. A local retail centre emerged promptly after subdivision and sale of land on the north side of Neerim Road in 1887-88. Of ten shops built by 1900, two survive (Nos 430, 468) to provide rare evidence of the strip's origins. A commercial boom from the mid-1910s to the mid-1920s, echoing the suburb's rapid residential

growth, is illustrated by so many buildings from that era, including not only shops but also motor garages, a bank, outposts of leading city retailers such as Moran & Cato and Bruce & Carey, and George Wardrop's eponymous corner office/retail complex. Shops on the south side of Neerim Road, built on railway land, demonstrate what was then an unusual and controversial phenomenon, while a breezeway that once provided access to the station is amongst the last remaining physical evidence of the railway complex at ground level prior to the recent completion of the elevated Skyrail. (Criterion A)

The Murrumbeena Village Precinct is significant as a mostly pre-war commercial streetscape of unusual form, radiating in all four directions from an offset crossroad bisected by a railway line. The pre-war shops display noted cohesion through consistent single- and double-storey scale, single-fronted expression with low parapets, and a recurring palette of materials (face red brick, smooth and roughcast tender) coupled with an array of decorative detailing. Many are atypically intact, retaining elements of original shopfronts (eg recessed doorways, metal-framed windows, leadlight, spandrel tiling), and some with painted signage or rendered lettering. These shops, as individual specimens, pairs or longer rows, are punctuated by other building types of similar vintage, notably two motor garages and a monumental branch bank. (Criterion E)

Heritage Study/Consultant	City of Glen Eira Post-war and Hidden Gems Heritage Review, Built Heritage Pty Ltd, 2020;
Hermes Number	210221
Property Number	

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*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*