

The pricing guide is based on supplying timber-framed flatpack home kits to Melbourne metro area. It is indicative and subject to change without notice. Due to fluctuation in building materials costs across different states, please contact our team for a detailed cost estimate for your region. Cost estimate for steel frame upgrade or any changes to standard

Material Supply Only choose Lockup kit only or combo with any other kits											
iBuild Model	Size (m2)	Enclosed	Other				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<b>1 BEDROOM</b>											
<a href="#">OAKDALE</a>	23.93	20.75	3.18	1	1	0	\$16,670	\$5,960	\$7,020	<b>\$29,650</b>	\$5,000
<a href="#">YASS</a>	23.93	20.75	3.18	1	1	0	\$16,060	\$5,960	\$7,020	<b>\$29,040</b>	\$5,000
<a href="#">STAWELL</a>	21.30	18.30	3.00	1	1	0	\$17,680	\$5,960	\$6,410	<b>\$30,050</b>	\$4,700
<a href="#">OAKDALE 44</a>	21.73	17.46	4.27	1	1	0	\$16,670	\$5,960	\$6,410	<b>\$29,040</b>	\$5,500
<a href="#">BERWICK</a>	41.60	33.28	8.32	1	1	0	\$33,990	\$8,820	\$9,280	<b>\$52,090</b>	\$10,700
<a href="#">OXFORD</a>	51.84	38.88	12.96	1	1	0	\$33,200	\$7,700	\$9,800	<b>\$50,700</b>	\$11,500
<a href="#">WHYALLA</a>	58.40	44.00	14.40	1	1	0	\$39,900	\$8,600	\$12,100	<b>\$60,600</b>	\$12,600
<a href="#">PAKENHAM</a>	59.80	44.97	14.83	1	1	0	\$38,040	\$9,480	\$11,300	<b>\$58,820</b>	\$13,200
<a href="#">KINGAROY</a>	91.43	64.94	26.49	1	1	0	\$56,890	\$13,200	\$11,080	<b>\$81,170</b>	\$19,280
<a href="#">NEWMAN</a>	91.61	42.17	49.44	1	1	0	\$49,560	\$10,590	\$12,180	<b>\$72,330</b>	\$20,830
<a href="#">BALLINA 46</a>	93.79	67.83	25.96	1	1	0	\$56,810	\$12,140	\$10,770	<b>\$79,720</b>	\$24,570
<a href="#">BALLINA</a>	98.36	59.86	38.50	1	1	0	\$52,300	\$10,100	\$13,100	<b>\$75,500</b>	\$20,600
<a href="#">MORNINGTON</a>	54.90	47.10	7.80	1	1	0	\$31,960	\$5,250	\$7,170	<b>\$44,380</b>	\$10,700
<a href="#">BEGA</a>	42.70	35.00	7.70	1	1	0	\$28,300	\$11,900	\$11,000	<b>\$51,200</b>	\$9,300
<a href="#">ABBAY VIEW</a>	94.71	61.34	33.37	1	1	0	\$105,090	\$14,490	\$17,720	<b>\$137,300</b>	\$25,390

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2 BEDROOM	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<a href="#">PORTLAND</a>	53.78	44.67	9.11	2	1	0	\$30,610	\$7,890	\$7,270	<b>\$45,770</b>	\$10,530
<a href="#">HORSHAM</a>	45.24	36.84	8.40	2	1	0	\$28,830	\$6,400	\$11,720	<b>\$46,950</b>	\$8,040
<a href="#">ORANGE</a>	59.70	59.70	0.00	2	1	0	\$45,290	\$10,220	\$8,520	<b>\$64,030</b>	\$15,320
<a href="#">HILLVIEW 44</a>	59.87	51.29	8.58	2	1	1	\$45,450	\$10,460	\$12,380	<b>\$68,290</b>	\$13,950
<a href="#">PARRAMATTA</a>	68.37	60.00	8.37	2	1	0	\$43,130	\$8,530	\$15,200	<b>\$66,860</b>	\$12,590
<a href="#">CASA BIANCA 42</a>	75.69	75.69	0.00	2	1	0	\$48,990	\$14,420	\$11,620	<b>\$75,030</b>	\$14,150
<a href="#">CASA BIANCA</a>	75.70	75.70	0.00	2	1	0	\$46,380	\$9,370	\$8,290	<b>\$64,040</b>	\$13,490
<a href="#">SALE</a>	77.10	73.60	3.46	2	1	0	\$44,980	\$9,580	\$8,300	<b>\$62,860</b>	\$14,650
<a href="#">AVILA</a>	78.00	60.00	18.00	2	1	0	\$43,810	\$8,660	\$12,400	<b>\$64,870</b>	\$14,550
<a href="#">EMERALD</a>	78.00	66.50	11.50	2	1	0	\$50,090	\$11,980	\$11,470	<b>\$73,540</b>	\$14,600
<a href="#">MUDGE</a>	76.70	58.80	17.90	2	1	0	\$50,870	\$11,310	\$9,710	<b>\$71,890</b>	\$17,090
<a href="#">ARMIDALE</a>	82.08	62.64	19.44	2	1	0	\$45,070	\$8,810	\$13,930	<b>\$67,810</b>	\$15,440
<a href="#">SEYMOUR</a>	82.21	59.87	22.34	2	1	1	\$51,130	\$11,360	\$9,760	<b>\$72,250</b>	\$17,420

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<a href="#">LAUNCESTON</a>	83.63	70.30	13.33	2	1	0	\$55,920	\$12,180	\$11,060	<b>\$79,160</b>	\$21,700
<a href="#">BAYVIEW</a>	84.00	71.20	12.80	2	1	0	\$57,560	\$12,630	\$10,370	<b>\$80,560</b>	\$17,580
<a href="#">MELROSE 44</a>	90.52	73.74	16.78	2	1	0	\$61,170	\$12,500	\$10,920	<b>\$84,590</b>	\$18,760
<a href="#">MELROSE</a>	91.11	68.95	22.16	2	1	0	\$56,910	\$9,340	\$16,310	<b>\$82,560</b>	\$17,630
<a href="#">ROMA</a>	106.47	86.17	20.30	2	1	0	\$64,910	\$15,380	\$19,230	<b>\$99,520</b>	\$19,220
<a href="#">HILLVIEW</a>	117.33	71.09	46.24	2	1	0	\$68,100	\$14,300	\$15,500	<b>\$97,900</b>	\$25,120
<a href="#">MELROSE 42</a>	119.70	91.92	27.78	2	1	0	\$73,730	\$14,770	\$14,550	<b>\$103,050</b>	\$25,130
<a href="#">MACKAY</a>	124.00	93.00	31.00	2	1	0	\$77,460	\$12,630	\$18,710	<b>\$108,800</b>	\$24,030
<a href="#">MOREE</a>	129.5	96	33.5	2	1	0	\$71,000	\$13,220	\$17,630	<b>\$101,850</b>	\$29,270
<a href="#">EASTWOOD</a>	133.40	73.10	60.30	2	1	0	\$69,490	\$15,430	\$13,970	<b>\$98,890</b>	\$29,880
<a href="#">TAMWORTH 44</a>	156.26	93.38	62.88	2	1	0	\$96,900	\$19,510	\$17,070	<b>\$133,480</b>	\$39,030
<a href="#">WESTWOOD</a>	182.50	87.20	95.30	2	2	0	\$96,060	\$17,570	\$14,820	<b>\$128,450</b>	\$39,090
<a href="#">TAMWORTH</a>	191.00	123.00	68.00	2	2	0	\$79,890	\$19,790	\$18,980	<b>\$118,660</b>	\$40,310
<a href="#">BELGRAVE</a>	64.15	58.45	5.70	2	1	0	\$38,660	\$9,290	\$12,630	<b>\$60,580</b>	\$11,260
<a href="#">ARARAT</a>	85.34	78.34	7.00	2	1	0	\$50,210	\$14,350	\$10,820	<b>\$75,380</b>	\$15,630
<a href="#">AVILA SSD</a>	78.00	60.00	18.00	2	1	0	\$43,810	\$8,660	\$12,400	<b>\$64,870</b>	\$14,550

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<b>2 BEDROOM + STUDY</b>											
<b>BENDIGO</b>	164.20	98.06	66.14	2 +	2	0	\$92,710	\$20,770	\$12,240	<b>\$125,720</b>	\$37,910
<b>3 BEDROOM</b>											
<b>WODONGA</b>	120.70	95.14	25.56	3	1	0	\$56,030	\$11,300	\$15,080	<b>\$82,410</b>	\$22,440
<b>PENRITH</b>	122.00	106.00	16.00	3	1	0	\$61,870	\$17,570	\$17,430	<b>\$96,870</b>	\$24,780
<b>WOLLONGONG</b>	127.80	102.24	25.56	3	2	0	\$73,790	\$20,200	\$13,600	<b>\$107,590</b>	\$29,190
<b>BUNBURY</b>	128.00	97.00	31.00	3	1	0	\$80,930	\$18,090	\$15,670	<b>\$114,690</b>	\$28,710
<b>LISMORE</b>	141.69	116.20	25.49	3	2	0	\$86,780	\$20,110	\$15,290	<b>\$122,180</b>	\$28,200
<b>GLADSTONE</b>	149.21	138.51	10.70	3	2	0	\$72,750	\$22,100	\$19,360	<b>\$114,210</b>	\$21,170
<b>BUNDABERG</b>	153.00	109.00	44.00	3	1	0	\$77,460	\$18,370	\$17,940	<b>\$113,770</b>	\$28,980
<b>BANKSIA</b>	187.73	114.42	73.31	3	1	0	\$100,690	\$18,410	\$17,640	<b>\$136,740</b>	\$40,580
<b>SHEPPARTON</b>	184.27	153.70	30.57	3	2	2	\$103,960	\$25,880	\$22,630	<b>\$152,470</b>	\$30,250
<b>TOWNSVILLE - 44</b>	271.78	221.38	50.40	3	1+	0	\$159,050	\$33,430	\$22,160	<b>\$214,640</b>	\$58,370

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<b>BAIRSNDALE</b>	159.85	130.23	29.62	3	2	0	\$95,500	\$19,710	\$22,610	<b>\$137,820</b>	\$37,220
<b>WARRNAMBOOL</b>	185.10	133.16	51.90	3	2	0	\$83,330	\$16,030	\$13,990	<b>\$113,350</b>	\$38,220
<b>HORNSBY</b>	120.92	95.45	25.47	3	1	1	\$66,820	\$19,320	\$10,760	<b>\$96,900</b>	\$23,200
3 BEDROOM + STUDY	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<b>TOWNSVILLE</b>	206.96	150.24	56.72	3 +	2	0	\$110,950	\$24,160	\$20,940	<b>\$156,050</b>	\$40,160
<b>DARWIN</b>	216.48	182.18	182.18	3 +	3	2	\$123,030	\$25,410	\$14,410	<b>\$162,850</b>	\$39,520
<b>NOWRA</b>	220.09	202.77	17.32	3 +	4	2	\$133,860	\$43,610	\$27,840	<b>\$205,310</b>	\$36,090
<b>GRANDVIEW</b>	271.78	196.58	75.20	3 +	3	0	\$165,290	\$29,530	\$32,750	<b>\$227,570</b>	\$38,490
4 BEDROOM	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<b>TOOWOOMBA</b>	154.00	134.00	20.00	4	2	0	\$77,900	\$18,690	\$16,440	<b>\$113,030</b>	\$26,410
<b>HUNTER VALLEY</b>	157.30	147.41	9.89	4	3	1	\$122,490	\$38,730	\$17,710	<b>\$178,930</b>	\$27,080
<b>SWAN HILL</b>	157.94	138.21	19.73	4	2+	0	\$128,420	\$24,120	\$24,260	<b>\$176,800</b>	\$25,270
<b>SEACREST</b>	160.00	160.00	0.00	4	2+	0	\$172,330	\$31,770	\$24,010	<b>\$228,110</b>	\$35,330

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<b>ROCKHAMPTON</b>	174.80	151.58	23.22	4	2	2	\$105,200	\$26,200	\$22,900	<b>\$154,300</b>	\$30,900			
<b>CAIRNS</b>	181.38	168.94	12.44	4	2+	0	\$108,320	\$22,940	\$21,060	<b>\$152,320</b>	\$38,800			
<b>BALLARAT</b>	182.80	158.98	23.82	4	2	2	\$108,070	\$27,260	\$23,820	<b>\$159,150</b>	\$32,150			
<b>BELLAVISTA</b>	218	127.8	90.2	4	2	0	\$91,590	\$18,790	\$18,570	<b>\$128,950</b>	\$44,800			
<b>PORT MACQUARIE</b>	222.20	171.00	51.20	2	2+	0	\$166,990	\$31,040	\$25,280	<b>\$223,310</b>	\$38,870			
<b>NEWCASTLE</b>	260.50	196.50	64.00	4	3	2	\$142,820	\$29,420	\$27,190	<b>\$199,430</b>	\$42,370			
<b>MAYBANK</b>	273.18	128.77	144.41	4	2	0	\$113,870	\$21,290	\$16,750	<b>\$151,910</b>	\$61,590			
<b>SPRINGWOOD</b>	390.32	327.44	62.88	4	2	2	\$187,840	\$43,510	\$27,630	<b>\$258,980</b>	\$65,190			
<b>VALLEY HEIGHTS</b>	204.17	166.70	37.47	4	3+	0	\$139,160	\$20,230	\$19,310	<b>\$178,700</b>	\$26,300			
4 BEDROOM + STUDY										Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<b>ALBURY</b>	229.93	191.41	38.52	4 +	2	0	\$101,170	\$27,100	\$20,250	<b>\$148,520</b>	\$41,450			
<b>CENTRAL COAST</b>	242.00	183.00	59.00	4 +	2	0	\$183,980	\$32,990	\$30,160	<b>\$247,130</b>	\$41,120			
<b>SAN REMO</b>	288.30	236.00	52.30	4 +	3	1	\$206,200	\$34,060	\$22,910	<b>\$263,170</b>	\$30,190			
<b>GEELONG</b>	292.90	226.42	66.48	4 +	2	0	\$140,120	\$29,510	\$23,340	<b>\$192,970</b>	\$54,360			

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<b>DUBBO</b>	325.82	219.80	106.02	4 +	2	1	\$170,260	\$50,280	\$35,880	<b>\$256,420</b>	\$41,230
<b>WOY WOY</b>	155.48	126.94	28.54	4	2	1	\$90,160	\$19,190	\$25,250	<b>\$134,600</b>	\$29,540
<b>5 BEDROOM</b>	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C]	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<b>WAGGA WAGGA</b>	490.51	308.58	181.93	5	3	0	\$167,550	\$49,900	\$41,970	<b>\$259,420</b>	\$103,830
<b>5 BEDROOM + PARENT'S RETREAT</b>	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<b>ROYAL ROSE</b>	337.52	321.55	15.97	5+	3	0	\$191,820	\$44,550	\$33,320	<b>\$269,690</b>	\$57,200
<b>7 BEDROOM + STUDY</b>	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<b>GOLD COAST</b>	390.56	281.04	109.52	7 +	3	0	\$187,950	\$46,100	\$27,520	<b>\$261,570</b>	\$56,730

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<b>1 BEDROOM (Designer Series)</b>											
<b>RICHMOND</b>	47.88	39.81	8.07	1	1	0	\$42,200	\$9,900	\$9,900	<b>\$62,000</b>	\$10,400
<b>OAKDALE MV</b>	25.30	20.84	4.46	1	1	0	\$23,740	\$6,570	\$6,570	<b>\$36,880</b>	\$5,500
<b>CARLTON</b>	58.76	41.96	16.08	1	1	0	\$41,820	\$7,620	\$14,730	<b>\$64,170</b>	\$12,600
<b>2 BEDROOM (Designer Series)</b>											
<b>FRANKSTON</b>	78.00	60.00	25.00	2	1	0	\$48,890	\$11,700	\$11,200	<b>\$71,790</b>	\$16,610
<b>HILLVIEW 44 MV</b>	63.54	57.23	6.31	2	1	0	\$49,910	\$10,990	\$9,350	<b>\$70,250</b>	\$11,760
<b>PORTLAND MV</b>	52.60	44.10	8.50	2	1	0	\$39,700	\$9,470	\$7,870	<b>\$57,040</b>	\$10,360

- Notes:**
- \* N3 wind rating and BAL-Low. For different wind rating and bushfire attack level requirements, please contact us.
  - \* Bedroom 4+ means 4 bedrooms + study
  - \* Bedroom 1- means no formal bedroom, studio type
  - \* Carpark 2 means space for 2 cars
  - \* The price estimation includes GST and may change without notice. The indicative price does not include delivery costs.
  - \* Please refer to our Standard Inclusions for details: <http://i-build.com.au/kit-homes-inclusions-exclusions/>
  - \* Costs associated with obtaining permits from relevant responsible authorities are not included in any of the cost estimations here.

\*Legend: Single Storey Kit Home Design Double Storey Kit Home Design