

iBUILD KIT HOMES INDICATIVE PRICE (INCL. GST)

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] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
1 BEDROOM		Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom)	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional)
OAKDALE		23.93	20.75	3.18	1	1	0	\$18,240	\$6,440	\$7,590	\$32,270	\$5,400
YASS		23.93	20.75	3.18	1	1	0	\$17,550	\$6,440	\$7,590	\$31,580	\$5,400
STAWELL		21.30	18.30	3.00	1	1	0	\$19,340	\$6,440	\$6,950	\$32,730	\$5,100
OAKDALE 44		25.34	20.84	4.50	1	1	0	\$18,240	\$6,440	\$6,950	\$31,630	\$5,980
BERWICK		41.60	33.28	8.32	1	1	0	\$34,900	\$11,480	\$11,160	\$57,540	\$9,850
OXFORD		51.84	38.88	12.96	1	1	0	\$36,310	\$8,340	\$10,610	\$55,260	\$12,460
WHYALLA		57.20	44.00	13.20	1	1	0	\$43,630	\$9,320	\$13,100	\$66,050	\$13,650
PAKENHAM		59.80	44.97	14.83	1	1	0	\$41,590	\$10,270	\$12,240	\$64,100	\$14,290
KINGAROY		90.47	64.94	25.53	1	1	0	\$58,800	\$18,010	\$14,260	\$91,070	\$19,610
NEWMAN		91.61	42.17	49.44	1	1	0	\$51,620	\$11,480	\$11,690	\$74,790	\$23,600
BALLINA 44		93.79	67.83	25.96	1	1	0	\$58,390	\$11,910	\$12,020	\$82,320	\$20,570
BALLINA		98.36	59.86	38.50	1	1	0	\$57,200	\$10,940	\$14,180	\$82,320	\$22,310
MORNINGTON		54.90	47.10	7.80	1	1	0	\$36,840	\$9,100	\$9,680	\$55,620	\$12,780
BEGA		42.70	35.00	7.70	1	1	0	\$30,950	\$12,890	\$11,910	\$55,750	\$10,070

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2 BEDROOM		Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
ABBEY VIEW		103.66	91.06	12.60	2	1	0	\$69,620	\$25,200	\$13,830	\$108,650	\$11,790
PORTLAND		52.60	44.10	8.50	2	1	0	\$34,850	\$9,240	\$8,590	\$52,680	\$11,260
HORSHAM		45.24	36.84	8.40	2	1	0	\$31,950	\$9,240	\$11,360	\$52,550	\$10,400
ORANGE		59.99	59.99	0.00	2	1	0	\$45,050	\$14,690	\$10,610	\$70,350	\$12,630
HILLVIEW 44		59.09	51.29	7.80	2	1	0	\$43,310	\$15,070	\$13,900	\$72,280	\$12,420
PARRAMATTA		68.37	60.00	8.37	2	1	0	\$47,070	\$11,160	\$11,560	\$69,790	\$14,750
CASA BIANCA 42		81.70	75.70	6.00	2	1	0	\$53,490	\$16,320	\$15,070	\$84,880	\$16,560
CASA BIANCA		81.70	75.70	6.00	2	1	0	\$53,490	\$13,060	\$15,070	\$81,620	\$16,560
SALE		92.25	79.72	12.53	2	1	0	\$61,500	\$19,400	\$14,260	\$95,160	\$19,190
AVILA		78.00	60.00	18.00	2	1	0	\$49,270	\$14,690	\$10,610	\$74,570	\$16,730
EMERALD		78.00	66.50	11.50	2	1	0	\$51,040	\$17,090	\$13,800	\$81,930	\$16,140
MUDGEE		76.88	59.64	17.24	2	1	0	\$46,530	\$13,900	\$10,830	\$71,260	\$16,880
ARMIDALE		82.08	62.64	19.44	2	1	0	\$51,250	\$11,560	\$11,560	\$74,370	\$17,410
SEYMOUR		79.75	59.95	19.80	2	1	0	\$55,320	\$11,360	\$15,500	\$82,180	\$17,620

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LAUNCESTON		83.63	70.30	13.33	2	1	0	\$54,460	\$11,460	\$11,780	\$77,700	\$17,410
BAYVIEW		88.50	75.70	12.80	2	1	0	\$57,520	\$12,930	\$14,920	\$85,370	\$18,180
MELROSE 44		90.52	73.74	16.78	2	1	0	\$64,220	\$15,820	\$13,280	\$93,320	\$19,320
MELROSE		90.54	68.54	22.00	2	1	0	\$59,060	\$15,710	\$14,650	\$89,420	\$19,210
ROMA		112.51	87.08	25.43	2	1	0	\$70,650	\$16,650	\$17,630	\$104,930	\$23,780
HILLVIEW		117.33	71.09	46.24	2	1	0	\$74,470	\$15,480	\$16,790	\$106,740	\$27,200
MELROSE 42		119.70	91.92	27.78	2	1	0	\$79,220	\$20,270	\$14,650	\$114,140	\$25,370
MACKAY		119.00	92.76	26.24	2	1	0	\$81,050	\$15,600	\$18,470	\$115,120	\$26,020
MOREE		122.75	89.5	33.25	2	1	0	\$78,970	\$13,980	\$13,980	\$106,930	\$27,430
EASTWOOD		133.95	73.26	60.69	2	1	0	\$75,980	\$16,710	\$15,130	\$107,820	\$32,350
TAMWORTH 44		156.26	93.38	62.88	2	1	0	\$95,950	\$20,590	\$17,620	\$134,160	\$37,050
WESTWOOD		182.50	87.20	95.30	2	2	0	\$95,420	\$19,320	\$20,170	\$134,910	\$46,070
TAMWORTH		191.20	122.32	68.88	2	2	0	\$107,000	\$24,950	\$25,160	\$157,110	\$42,040
BELGRAVE		64.15	58.45	5.70	2	1	0	\$42,240	\$10,300	\$13,280	\$65,820	\$13,060
ARARAT		85.34	78.34	7.00	2	1	0	\$57,890	\$17,300	\$15,070	\$90,260	\$17,410
AVILA SSD		78.00	60.00	18.00	2	1	0	\$45,050	\$14,690	\$10,610	\$70,350	\$16,730

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MULGRAVE		66.80	59.40	7.40	2	1	0	\$44,850	\$10,300	\$17,380	\$72,530	\$13,520
BRUNSWICK		67.60	59.20	8.40	2	1	0	\$45,330	\$17,110	\$11,640	\$74,080	\$14,220
2 BEDROOM + STUDY		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom), [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional), <u>incl. GST</u>
BENDIGO		164.20	98.06	66.14	2+	2	0	\$102,050	\$23,670	\$26,120	\$151,840	\$36,510
3 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom), [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional), <u>incl. GST</u>
WODONGA		120.70	95.14	25.56	3	1	0	\$77,870	\$15,110	\$15,710	\$108,690	\$24,800
PENRITH		121.53	107.42	14.11	3	1	0	\$80,240	\$22,390	\$16,710	\$119,340	\$24,700
WOLLONGONG		127.80	102.24	25.56	3	2	0	\$80,560	\$27,220	\$14,600	\$122,380	\$26,590
BUNBURY		130.51	98.94	31.57	3	1	0	\$83,530	\$19,650	\$17,760	\$120,940	\$30,680
LISMORE		141.69	116.20	25.49	3	2	0	\$90,330	\$21,970	\$16,920	\$129,220	\$29,320
GLADSTONE		149.19	139.32	9.87	3	2	0	\$101,040	\$28,910	\$15,760	\$145,710	\$29,960
BUNDABERG		153.15	109.60	43.55	3	1	0	\$85,010	\$21,230	\$21,440	\$127,680	\$32,910
BANKSIA		187.73	114.42	73.31	3	1	0	\$110,180	\$22,910	\$18,500	\$151,590	\$41,210
SHEPPARTON		184.27	153.70	30.57	3	2	2	\$118,450	\$26,910	\$19,760	\$165,120	\$31,950
TOWNSVILLE - 44		271.70	221.30	50.40	3	1+	0	\$167,280	\$37,730	\$20,600	\$225,610	\$45,410

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BAIRNSDALE		159.85	130.23	29.62	3	2	0	\$98,170	\$24,490	\$21,970	\$144,630	\$36,270
WARRNAMBOOL		185.10	133.16	51.90	3	2	0	\$93,300	\$22,540	\$18,710	\$134,550	\$39,420
HORNSBY		120.92	95.45	25.47	3	1	0	\$77,870	\$27,940	\$18,510	\$124,320	\$24,800
3 BEDROOM + STUDY		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
TOWNSVILLE		206.96	150.24	56.72	3 +	2	0	\$128,480	\$30,810	\$24,070	\$183,360	\$48,760
DARWIN		220.00	186.42	33.58	3+	3	2	\$139,540	\$29,660	\$16,340	\$185,540	\$44,740
NOWRA		220.09	202.77	17.32	3 +	4	2	\$146,400	\$47,220	\$30,150	\$223,770	\$39,080
GRANDVIEW		271.78	196.58	75.20	3 +	3	0	\$180,760	\$31,980	\$35,460	\$248,200	\$41,670
4 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
TOOWOOMBA		154.00	134.00	20.00	4	2	0	\$101,300	\$30,500	\$23,940	\$155,740	\$30,400
HUNTER VALLEY		152.72	141.72	11.00	4	3	1	\$103,560	\$33,820	\$16,860	\$154,240	\$18,620
SWAN HILL		157.94	138.21	19.73	4	2+	0	\$114,210	\$31,010	\$17,030	\$162,250	\$18,710
SEACREST		160.00	160.00	0.00	4	2+	0	\$133,210	\$35,320	\$24,700	\$193,230	\$34,680
ROCKHAMPTON		195.03	173.10	21.93	4	2	2	\$128,960	\$26,810	\$20,180	\$175,950	\$32,580
CAIRNS		181.38	168.94	12.44	4	2+	0	\$121,430	\$34,780	\$15,450	\$171,660	\$36,370

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BALLARAT		182.80	158.98	23.82	4	2	2	\$118,190	\$29,520	\$25,800	\$173,510	\$34,800
BELLAVISTA		218	127.8	90.2	4	2	0	\$121,110	\$20,920	\$16,810	\$158,840	\$48,040
PORT MACQUARIE		222.20	171.00	51.20	2	2+	0	\$182,610	\$33,610	\$27,380	\$243,600	\$42,090
NEWCASTLE		220.24	197.77	22.47	4	3	2	\$145,620	\$32,370	\$27,220	\$205,210	\$36,470
MAYBANK		273.18	128.77	144.41	4	2	0	\$140,840	\$26,480	\$18,400	\$185,720	\$62,010
SPRINGWOOD		390.32	327.44	62.88	4	2	2	\$252,940	\$44,560	\$22,810	\$320,310	\$73,680
VALLEY HEIGHTS		204.17	166.70	37.47	4	3+	0	\$148,500	\$33,530	\$25,430	\$207,460	\$23,860
4 BEDROOM + STUDY		(m2)		0				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
ALBURY		229.53	190.57	38.96	4 +	2	0	\$147,010	\$32,060	\$25,760	\$204,830	\$47,290
CENTRAL COAST		242.00	183.00	59.00	4 +	2	0	\$201,190	\$35,720	\$32,650	\$269,560	\$44,530
SAN REMO		297.77	246.77	51.00	4 +	3	1	\$233,290	\$43,600	\$22,270	\$299,160	\$18,220
GEE LONG		292.90	226.42	66.48	4 +	2	0	\$186,170	\$41,210	\$20,190	\$247,570	\$60,770
DUBBO		325.82	219.80	106.02	4 +	2	1	\$186,200	\$54,440	\$38,850	\$279,490	\$44,640
WOY WOY		155.48	126.94	28.54	2+2	1+1	0	\$98,610	\$20,780	\$27,350	\$146,740	\$31,990

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5 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
<u>WAGGA WAGGA</u>		490.51	308.58	181.93	5	3	0	\$183,290	\$54,020	\$45,450	\$282,700	\$112,430
5 BEDROOM + PARENT'S RETREAT		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
<u>ROYAL ROSE</u>		337.52	321.55	15.97	5+	3	0	\$244,590	\$63,470	\$30,600	\$338,660	\$45,440
6 BEDROOM		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
<u>DOUBLE BAY</u>		281.96	268.12	13.84	3+3	2+2	1+1	\$212,260	\$55,210	\$39,280	\$306,750	\$46,920
7 BEDROOM + STUDY		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
<u>GOLD COAST</u>		390.56	281.04	109.52	7 +	3	0	\$256,950	\$61,090	\$24,720	\$342,760	\$72,120

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1 BEDROOM (Designer Series)		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
RICHMOND		47.88	39.81	8.07	1	1	0	\$46,150	\$10,720	\$10,720	\$67,590	\$11,270
BURWOOD		25.30	20.84	4.46	1	1	0	\$25,960	\$7,130	\$9,700	\$42,790	\$5,980
CARLTON		58.76	41.96	16.80	1	1	0	\$47,350	\$10,300	\$15,050	\$72,700	\$14,180
2 BEDROOM (Designer Series)		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
HAWTHORN		85.00	60.00	25.00	2	1	0	\$54,460	\$17,090	\$10,610	\$82,160	\$18,360
BLACKBURN		63.54	57.23	6.31	2	1	0	\$53,390	\$16,670	\$12,320	\$82,380	\$12,950
LIVERPOOL		52.60	44.10	8.50	2	1	0	\$42,780	\$13,200	\$10,500	\$66,480	\$11,300
AUBURN		84.00	70.00	14.00	2	1	0	\$89,890	\$15,140	\$7,350	\$112,380	\$17,350
YARRAVILLE		83.30	71.80	11.50	2	1	0	\$69,240	\$16,580	\$13,700	\$99,520	\$17,510
DROMANA		82.00	59.00	23.00	2	1	0	\$63,050	\$16,480	\$13,190	\$92,720	\$18,640
4 BEDROOM (Designer Series)		(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
ESSENDON		147.74	137.59	10.15	4	2	0	\$141,300	\$30,360	\$22,930	\$194,590	\$29,930

iBUILD KIT HOMES INDICATIVE PRICE (INCL. GST)

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	Floor (incl. Deck) (Optional) incl. GST
1 BEDROOM (iBuild X James Hardie Design Studio)	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
PRESTON 	50.76	39.81	10.95	1	1	0	\$47,350	\$10,610	\$14,560	\$72,520
2 BEDROOM (iBuild X James Hardie Design Studio)	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
SORRENTO 	99.92	70.92	20.00	2	1	0	\$77,530	\$22,270	\$16,340	\$116,140
3 BEDROOM (iBuild X James Hardie Design Studio)	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
BRIGHTON 	198.80	153.00	45.80	3	2	0	\$167,120	\$34,130	\$22,270	\$223,520
4 BEDROOM (iBuild X James Hardie Design Studio)	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
TOOWOOMBA JH 	154.00	134.00	20.00	4	2	0	\$125,640	\$34,240	\$23,940	\$183,820

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Material Supply Only choose Lockup kit only or combo with any other kits											
iBuild Model	Size (m2)	Enclosed	Other				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom) [C] <u>incl. GST</u>	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional) <u>incl. GST</u>
DUPLEX DESIGNS	(m2)	E	O				Lockup [A] <u>incl. GST</u>	Lining [B] <u>incl. GST</u>	Final (Kitchen & Bathroom)	Kit [A+B+C] <u>incl. GST</u>	Floor (incl. Deck) (Optional)
<u>WOY WOY</u>	 155.48	126.94	28.54	2	1	1	\$98,610	\$20,780	\$27,350	\$146,740	\$31,990
<u>DOUBLE BAY</u>	 281.96	268.12	13.84	3	2	1	\$212,260	\$55,210	\$39,280	\$306,750	\$46,920

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