

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								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	\$17,520	\$6,200	\$7,300	\$31,020	\$5,200
YASS		23.93	20.75	3.18	1	1	0	\$16,870	\$6,200	\$7,300	\$30,370	\$5,200
STAWELL		21.30	18.30	3.00	1	1	0	\$18,580	\$6,200	\$6,670	\$31,450	\$4,900
OAKDALE 44		21.73	17.46	4.27	1	1	0	\$17,520	\$6,200	\$6,670	\$30,390	\$5,740
BERWICK		41.60	33.28	8.32	1	1	0	\$33,530	\$11,040	\$10,720	\$55,290	\$9,460
OXFORD		51.84	38.88	12.96	1	1	0	\$34,890	\$8,020	\$10,200	\$53,110	\$11,980
WHYALLA		57.20	44.00	13.20	1	1	0	\$41,930	\$8,960	\$12,580	\$63,470	\$13,120
PAKENHAM		59.80	44.97	14.83	1	1	0	\$39,970	\$9,870	\$11,760	\$61,600	\$13,730
KINGAROY		90.47	64.94	26.49	1	1	0	\$56,500	\$17,310	\$13,700	\$87,510	\$18,850
NEWMAN		91.61	42.17	49.44	1	1	0	\$49,600	\$11,040	\$11,240	\$71,880	\$22,680
BALLINA 46		93.79	67.83	25.96	1	1	0	\$56,110	\$11,440	\$11,540	\$79,090	\$19,770
BALLINA		98.36	59.86	38.50	1	1	0	\$54,960	\$10,500	\$13,620	\$79,080	\$21,440
MORNINGTON		54.90	47.10	7.80	1	1	0	\$35,410	\$8,740	\$9,310	\$53,460	\$12,280
BEGA		42.70	35.00	7.70	1	1	0	\$29,740	\$12,380	\$11,440	\$53,560	\$9,670

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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>
2 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>
ABBEY VIEW		103.66	91.06	12.60	2	1	0	\$66,900	\$24,220	\$13,290	\$104,410	\$11,330
PORTLAND		52.60	44.10	8.50	2	1	0	\$33,490	\$8,880	\$8,260	\$50,630	\$10,820
HORSHAM		45.24	36.84	8.40	2	1	0	\$30,700	\$8,880	\$10,920	\$50,500	\$10,000
ORANGE		59.99	59.99	0.00	2	1	0	\$43,290	\$14,120	\$10,200	\$67,610	\$12,140
HILLVIEW 44		59.09	51.29	7.80	2	1	0	\$41,620	\$14,480	\$13,360	\$69,460	\$11,940
PARRAMATTA		68.37	60.00	8.37	2	1	0	\$45,230	\$10,720	\$11,120	\$67,070	\$14,180
CASA BIANCA 42		81.70	75.70	6.00	2	1	0	\$51,410	\$15,680	\$14,480	\$81,570	\$15,920
CASA BIANCA		81.70	75.70	6.00	2	1	0	\$51,410	\$12,540	\$14,480	\$78,430	\$15,920
SALE		92.25	79.72	12.53	2	1	0	\$59,100	\$18,640	\$13,700	\$91,440	\$18,440
AVILA		78.00	60.00	18.00	2	1	0	\$47,350	\$14,120	\$10,200	\$71,670	\$16,080
EMERALD		78.00	66.50	11.50	2	1	0	\$49,040	\$16,420	\$13,260	\$78,720	\$15,500
MUDGE		76.88	59.64	17.24	2	1	0	\$44,710	\$13,360	\$10,400	\$68,470	\$16,220
ARMIDALE		82.08	62.64	19.44	2	1	0	\$49,250	\$11,120	\$11,120	\$71,490	\$16,730
SEYMOUR		79.75	59.95	19.80	2	1	0	\$53,160	\$10,920	\$14,900	\$78,980	\$16,940

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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>
LAUNCESTON		83.63	70.30	13.33	2	1	0	\$52,340	\$11,020	\$11,320	\$74,680	\$16,730
BAYVIEW		88.50	75.70	12.80	2	1	0	\$55,280		\$14,340	\$82,040	\$17,470
MELROSE 44		90.52	73.74	16.78	2	1	0	\$61,710	\$15,200	\$12,760	\$89,670	\$18,560
MELROSE		90.54	68.54	22.00	2	1	0	\$56,760	\$15,100	\$14,080	\$85,940	\$18,460
ROMA		112.51	87.08	25.43	2	1	0	\$67,890	\$16,010	\$16,950	\$100,850	\$22,850
HILLVIEW		117.33	71.09	46.24	2	1	0	\$71,560	\$14,880	\$16,140	\$102,580	\$26,140
MELROSE 42		119.70	91.92	27.78	2	1	0	\$76,130	\$19,480	\$14,080	\$109,690	\$24,380
MACKAY		119.00	92.76	26.24	2	1	0	\$77,890	\$15,000	\$17,750	\$110,640	\$25,000
MOREE		122.75	89.5	33.25	2	1	0	\$75,890	\$13,430	\$13,430	\$102,750	\$26,360
EASTWOOD		133.40	73.10	60.30	2	1	0	\$73,020	\$16,060	\$14,530	\$103,610	\$31,090
TAMWORTH 44		156.26	93.38	62.88	2	1	0	\$92,210	\$19,790	\$16,940	\$128,940	\$35,600
WESTWOOD		182.50	87.20	95.30	2	2	0	\$91,690	\$18,560	\$19,380	\$129,630	\$44,270
TAMWORTH		191.02	122.32	68.88	2	2	0	\$102,820	\$23,980	\$24,180	\$150,980	\$40,400
BELGRAVE		64.15	58.45	5.70	2	1	0	\$40,590	\$9,900	\$12,760	\$63,250	\$12,540
ARARAT		85.34	78.34	7.00	2	1	0	\$55,630	\$16,620	\$14,480	\$86,730	\$16,730
AVILA SSD		78.00	60.00	18.00	2	1	0	\$43,290	\$14,120	\$10,200	\$67,610	\$16,080

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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>
2 BEDROOM + STUDY	(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>BENDIGO</u>	 164.20	98.06	66.14	2+	2	0	\$98,070	\$22,750	\$25,100	\$145,920	\$35,090
3 BEDROOM	(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>WODONGA</u>	 120.70	95.14	25.56	3	1	0	\$74,830	\$14,510	\$15,100	\$104,440	\$23,830
<u>PENRITH</u>	 121.52	107.42	14.11	3	1	0	\$77,110	\$21,510	\$16,060	\$114,680	\$23,740
<u>WOLLONGONG</u>	 127.80	102.24	25.56	3	2	0	\$77,420	\$26,160	\$14,040	\$117,620	\$25,550
<u>BUNBURY</u>	 130.51	98.94	31.57	3	1	0	\$80,270	\$18,890	\$17,070	\$116,230	\$29,490
<u>LISMORE</u>	 141.69	116.20	25.49	3	2	0	\$86,800	\$21,110	\$16,260	\$124,170	\$28,180
<u>GLADSTONE</u>	 149.19	139.32	9.87	3	2	0	\$97,100	\$27,780	\$15,150	\$140,030	\$28,790
<u>BUNDABERG</u>	 153.15	109.60	44.55	3	1	0	\$81,690	\$20,400	\$20,600	\$122,690	\$31,620
<u>BANKSIA</u>	 187.73	114.42	73.31	3	1	0	\$105,880	\$22,020	\$17,780	\$145,680	\$39,600
<u>SHEPPARTON</u>	 184.27	153.70	30.57	3	2	2	\$113,830	\$25,860	\$18,990	\$158,680	\$30,700
<u>TOWNSVILLE - 44</u>	 271.78	221.38	50.40	3	1+	0	\$160,750	\$36,260	\$19,800	\$216,810	\$43,630
<u>BAIRSNDALE</u>	 159.85	130.23	29.62	3	2	0	\$94,350	\$23,530	\$21,110	\$138,990	\$34,850
<u>WARRNAMBOOL</u>	185.10	133.16	51.90	3	2	0	\$89,660	\$21,660	\$17,980	\$129,300	\$37,880

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HORNSBY		120.92	95.45	25.47	3	1	0	\$74,830	\$26,850	\$17,790	\$119,470	\$23,830
3 BEDROOM + STUDY								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	\$121,070	\$28,580	\$23,130	\$172,780	\$46,860
DARWIN		216.48	182.18	182.18	3+	3	2	\$129,300	\$26,440	\$15,000	\$170,740	\$41,130
NOWRA		220.09	202.77	17.32	3 +	4	2	\$140,680	\$45,380	\$28,970	\$215,030	\$37,550
GRANDVIEW		271.78	196.58	75.20	3 +	3	0	\$173,710	\$30,730	\$34,080	\$238,520	\$40,050
4 BEDROOM								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	\$81,870	\$19,450	\$17,110	\$118,430	\$27,480
HUNTER VALLEY		157.30	147.41	9.89	4	3	1	\$128,720	\$40,310	\$18,430	\$187,460	\$28,180
SWAN HILL		157.94	138.21	19.73	4	2+	0	\$109,750	\$29,800	\$16,360	\$155,910	\$17,980
SEACREST		160.00	160.00	0.00	4	2+	0	\$128,010	\$33,940	\$23,740	\$185,690	\$33,330
ROCKHAMPTON		195.03	173.10	21.93	4	2	2	\$123,930	\$25,760	\$19,390	\$169,080	\$31,310
CAIRNS		181.38	168.94	12.44	4	2+	0	\$116,690	\$33,430	\$14,850	\$164,970	\$34,950
BALLARAT		182.80	158.98	23.82	4	2	2	\$113,570	\$28,370	\$24,790	\$166,730	\$33,450
BELLAVISTA		218	127.8	90.2	4	2	0	\$116,380	\$20,100	\$16,160	\$152,640	\$46,160

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PORT MACQUARIE		222.20	171.00	51.20	2	2+	0	\$175,490	\$32,300	\$26,310	\$234,100	\$40,450
NEWCASTLE		220.24	197.77	22.47	4	3	2	\$139,940	\$31,110	\$26,160	\$197,210	\$35,050
MAYBANK		273.18	128.77	144.41	4	2	0	\$135,350	\$25,450	\$17,680	\$178,480	\$59,590
SPRINGWOOD		390.32	327.44	62.88	4	2	2	\$243,070	\$42,820	\$21,920	\$307,810	\$70,800
VALLEY HEIGHTS		204.17	166.70	37.47	4	3+	0	\$142,700	\$32,220	\$24,440	\$199,360	\$22,930
4 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>
ALBURY		229.93	191.41	38.52	4 +	2	0	\$141,270	\$30,810	\$24,750	\$196,830	\$45,450
CENTRAL COAST		242.00	183.00	59.00	4 +	2	0	\$193,350	\$34,330	\$31,380	\$259,060	\$42,790
SAN REMO		288.30	236.00	52.30	4 +	3	1	\$216,690	\$35,440	\$23,840	\$275,970	\$31,410
GEELONG		292.90	226.42	66.48	4 +	2	0	\$147,260	\$30,710	\$24,290	\$202,260	\$56,560
DUBBO		325.82	219.80	106.02	4 +	2	1	\$178,930	\$52,320	\$37,340	\$268,590	\$42,900
WOY WOY		155.48	126.94	28.54	2+2	1+1	0	\$94,750	\$19,970	\$26,280	\$141,000	\$30,740
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>
WAGGA WAGGA		490.51	308.58	181.93	5	3	0	\$176,080	\$51,920	\$43,670	\$271,670	\$108,050

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5 BEDROOM + PARENT'S RETREAT		(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
ROYAL ROSE		337.52	321.55	15.97	5+	3	0	\$201,590	\$46,360	\$34,670	\$282,620	\$59,520
6 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
DOUBLE BAY		281.96	286.12	13.84	3+3	2+2	1+1	\$203,980	\$53,050	\$37,740	\$294,770	\$45,090
7 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
GOLD COAST		390.56	281.04	109.52	7+	3	0	\$197,520	\$47,980	\$28,640	\$274,140	\$59,030

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1 BEDROOM (Designer Series)		(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
RICHMOND		47.88	39.81	8.07	1	1	0	\$44,350	\$10,300	\$10,300	\$64,950	\$10,830
OAKDALE MV		25.30	20.84	4.46	1	1	0	\$24,950	\$6,850	\$6,850	\$38,650	\$5,740
CARLTON		58.76	41.96	16.08	1	1	0	\$45,500	\$9,900	\$14,460	\$69,860	\$13,620
2 BEDROOM (Designer Series)		(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
HAWTHORN		85.00	60.00	25.00	2	1	0	\$52,340	\$16,420	\$10,200	\$78,960	\$17,640
HILLVIEW 44 MV		63.54	57.23	6.31	2	1	0	\$51,310	\$16,020	\$11,840	\$79,170	\$12,440
PORTLAND MV		52.60	44.10	8.50	2	1	0	\$41,110	\$11,320	\$9,180	\$61,610	\$10,820
AUBURN		84.00	70.00	14.00	2	1	0	\$86,390	\$14,540	\$7,070	\$108,000	\$16,670
4 BEDROOM (Designer Series)		(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
ESSENDON		147.74	137.59	10.15	4	2	0	\$135,780	\$29,180	\$22,040	\$187,000	\$28,760

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1 BEDROOM (Premium Collection)	(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).		
PRESTON	 50.76	39.81	10.95	1 1 0	\$45,500	\$10,200	\$14,000	\$69,700	\$11,100		
2 BEDROOM (Premium Collection)	(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).		
SORRENTO	 99.92	70.92	20.00	2 1 0	\$74,500	\$21,400	\$15,700	\$111,600	\$19,800		
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).		
WOY WOY	 155.48	126.94	28.54	2 1 1	\$94,750	\$19,970	\$26,280	\$141,000	\$30,740		
DOUBLE BAY	 281.96	286.12	13.84	3 2 1	\$203,980	\$53,050	\$37,740	\$294,770	\$45,090		

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