

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	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
1 BEDROOM	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
OAKDALE	23.93	20.75	3.18	1	1	0	\$18,060	\$6,380	\$7,510	\$31,950	\$5,350
YASS	23.93	20.75	3.18	1	1	0	\$17,380	\$6,380	\$7,510	\$31,270	\$5,350
STAWELL	21.30	18.30	3.00	1	1	0	\$19,150	\$6,380	\$6,880	\$32,410	\$5,050
OAKDALE 44	25.34	20.84	4.50	1	1	0	\$18,060	\$6,380	\$6,880	\$31,320	\$5,920
BERWICK	41.60	33.28	8.32	1	1	0	\$34,550	\$11,370	\$11,050	\$56,970	\$9,750
OXFORD	51.84	38.88	12.96	1	1	0	\$35,950	\$8,260	\$10,500	\$54,710	\$12,340
WHYALLA	57.20	44.00	13.20	1	1	0	\$43,200	\$9,230	\$12,970	\$65,400	\$13,510
PAKENHAM	59.80	44.97	14.83	1	1	0	\$41,180	\$10,170	\$12,120	\$63,470	\$14,150
KINGAROY	90.47	64.94	26.49	1	1	0	\$58,220	\$17,830	\$14,120	\$90,170	\$19,420
NEWMAN	91.61	42.17	49.44	1	1	0	\$51,110	\$11,370	\$11,570	\$74,050	\$23,370
BALLINA 46	93.79	67.83	25.96	1	1	0	\$57,810	\$11,790	\$11,900	\$81,500	\$20,370
BALLINA	98.36	59.86	38.50	1	1	0	\$56,630	\$10,830	\$14,040	\$81,500	\$22,090
MORNINGTON	54.90	47.10	7.80	1	1	0	\$36,480	\$9,010	\$9,580	\$55,070	\$12,650
BEGA	42.70	35.00	7.70	1	1	0	\$30,640	\$12,760	\$11,790	\$55,190	\$9,970

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2 BEDROOM	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
ABBEY VIEW	103.66	91.06	12.60	2	1	0	\$68,930	\$24,950	\$13,690	\$107,570	\$11,670
PORTLAND	52.60	44.10	8.50	2	1	0	\$34,500	\$9,150	\$8,500	\$52,150	\$11,150
HORSHAM	45.24	36.84	8.40	2	1	0	\$31,630	\$9,150	\$11,250	\$52,030	\$10,300
ORANGE	59.99	59.99	0.00	2	1	0	\$44,600	\$14,540	\$10,500	\$69,640	\$12,500
HILLVIEW 44	59.09	51.29	7.80	2	1	0	\$42,880	\$14,920	\$13,760	\$71,560	\$12,300
PARRAMATTA	68.37	60.00	8.37	2	1	0	\$46,600	\$11,050	\$11,450	\$69,100	\$14,600
CASA BIANCA 42	81.70	75.70	6.00	2	1	0	\$52,960	\$16,160	\$14,920	\$84,040	\$16,400
CASA BIANCA	81.70	75.70	6.00	2	1	0	\$52,960	\$12,930	\$14,920	\$80,810	\$16,400
SALE	92.25	79.72	12.53	2	1	0	\$60,890	\$19,210	\$14,120	\$94,220	\$19,000
AVILA	78.00	60.00	18.00	2	1	0	\$48,780	\$14,540	\$10,500	\$73,820	\$16,560
EMERALD	78.00	66.50	11.50	2	1	0	\$50,530	\$16,920	\$13,660	\$81,110	\$15,980
MUDGE	76.88	59.64	17.24	2	1	0	\$46,070	\$13,760	\$10,720	\$70,550	\$16,710
ARMIDALE	82.08	62.64	19.44	2	1	0	\$50,740	\$11,450	\$11,450	\$73,640	\$17,240
SEYMOUR	79.75	59.95	19.80	2	1	0	\$54,770	\$11,250	\$15,350	\$81,370	\$17,450

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LAUNCESTON	83.63	70.30	13.33	2	1	0	\$53,920	\$11,350	\$11,660	\$76,930	\$17,240	
BAYVIEW	88.50	75.70	12.80	2	1	0	\$56,950	\$12,800	\$14,770	\$84,520	\$18,000	
MELROSE 44	90.52	73.74	16.78	2	1	0	\$63,580	\$15,660	\$13,150	\$92,390	\$19,130	
MELROSE	90.54	68.54	22.00	2	1	0	\$58,480	\$15,550	\$14,500	\$88,530	\$19,020	
ROMA	112.51	87.08	25.43	2	1	0	\$69,950	\$16,490	\$17,460	\$103,900	\$23,540	
HILLVIEW	117.33	71.09	46.24	2	1	0	\$73,730	\$15,330	\$16,620	\$105,680	\$26,930	
MELROSE 42	119.70	91.92	27.78	2	1	0	\$78,440	\$20,070	\$14,500	\$113,010	\$25,120	
MACKAY	119.00	92.76	26.24	2	1	0	\$80,250	\$15,450	\$18,290	\$113,990	\$25,760	
MOREE	122.75	89.5	33.25	2	1	0	\$78,190	\$13,840	\$13,840	\$105,870	\$27,160	
EASTWOOD	133.40	73.10	60.30	2	1	0	\$75,230	\$16,540	\$14,980	\$106,750	\$32,030	
TAMWORTH 44	156.26	93.38	62.88	2	1	0	\$95,000	\$20,390	\$17,450	\$132,840	\$36,680	
WESTWOOD	182.50	87.20	95.30	2	2	0	\$94,480	\$19,130	\$19,970	\$133,580	\$45,610	
TAMWORTH	191.02	122.32	68.88	2	2	0	\$105,940	\$24,700	\$24,910	\$155,550	\$41,620	
BELGRAVE	64.15	58.45	5.70	2	1	0	\$41,820	\$10,200	\$13,150	\$65,170	\$12,930	
ARARAT	85.34	78.34	7.00	2	1	0	\$57,320	\$17,130	\$14,920	\$89,370	\$17,240	
AVILA SSD	78.00	60.00	18.00	2	1	0	\$44,600	\$14,540	\$10,500	\$69,640	\$16,560	

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MULGRAVE	66.80	59.40	7.40	2	1	0	\$44,410	\$10,200	\$17,210	\$71,820	\$13,390
BRUNSWICK	67.60	59.20	8.40	2	1	0	\$44,880	\$16,940	\$11,520	\$73,340	\$14,080
2 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
BENDIGO	164.20	98.06	66.14	2+	2	0	\$101,040	\$23,440	\$25,860	\$150,340	\$36,150
3 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
WODONGA	120.70	95.14	25.56	3	1	0	\$77,100	\$14,960	\$15,550	\$107,610	\$24,550
PENRITH	121.53	107.42	14.11	3	1	0	\$79,450	\$22,170	\$16,540	\$118,160	\$24,460
WOLLONGONG	127.80	102.24	25.56	3	2	0	\$79,760	\$26,950	\$14,460	\$121,170	\$26,330
BUNBURY	130.51	98.94	31.57	3	1	0	\$82,700	\$19,460	\$17,580	\$119,740	\$30,380
LISMORE	141.69	116.20	25.49	3	2	0	\$89,440	\$21,750	\$16,750	\$127,940	\$29,030
GLADSTONE	149.19	139.32	9.87	3	2	0	\$100,040	\$28,620	\$15,600	\$144,260	\$29,660
BUNDABERG	153.15	109.60	43.55	3	1	0	\$84,170	\$21,020	\$21,230	\$126,420	\$32,580
BANKSIA	187.73	114.42	73.31	3	1	0	\$109,090	\$22,680	\$18,320	\$150,090	\$40,800
SHEPPARTON	184.27	153.70	30.57	3	2	2	\$117,280	\$26,640	\$19,560	\$163,480	\$31,630
TOWNSVILLE - 44	271.78	221.38	50.40	3	1+	0	\$165,620	\$37,360	\$20,400	\$223,380	\$44,960

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BAIRNSDALE	159.85	130.23	29.62	3	2	0	\$97,200	\$24,250	\$21,750	\$143,200	\$35,910
WARRNAMBOOL	185.10	133.16	51.90	3	2	0	\$92,380	\$22,320	\$18,520	\$133,220	\$39,030
HORNSBY	120.92	95.45	25.47	3	1	0	\$77,100	\$27,660	\$18,330	\$123,090	\$24,550
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
TOWNSVILLE	206.96	150.24	56.72	3 +	2	0	\$127,210	\$30,500	\$23,830	\$181,540	\$48,280
DARWIN	220.00	186.42	33.58	3 +	3	2	\$138,160	\$29,370	\$16,180	\$183,710	\$44,300
NOWRA	220.09	202.77	17.32	3 +	4	2	\$144,950	\$46,750	\$29,850	\$221,550	\$38,690
GRANDVIEW	271.78	196.58	75.20	3 +	3	0	\$178,970	\$31,660	\$35,110	\$245,740	\$41,260
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
TOOWOOMBA	154.00	134.00	20.00	4	2	0	\$97,880	\$29,050	\$27,710	\$154,640	\$30,810
HUNTER VALLEY	152.72	141.72	11.00	4	3	1	\$102,530	\$33,490	\$16,690	\$152,710	\$18,440
SWAN HILL	157.94	138.21	19.73	4	2+	0	\$113,080	\$30,700	\$16,860	\$160,640	\$18,520
SEACREST	160.00	160.00	0.00	4	2+	0	\$131,890	\$34,970	\$24,460	\$191,320	\$34,340
ROCKHAMPTON	195.03	173.10	21.93	4	2	2	\$127,680	\$26,540	\$19,980	\$174,200	\$32,260
CAIRNS	181.38	168.94	12.44	4	2+	0	\$120,230	\$34,440	\$15,300	\$169,970	\$36,010

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BALLARAT	182.80	158.98	23.82	4	2	2	\$117,020	\$29,230	\$25,540	\$171,790	\$34,460
BELLAVISTA	218	127.8	90.2	4	2	0	\$119,910	\$20,710	\$16,640	\$157,260	\$47,560
PORT MACQUARIE	222.20	171.00	51.20	2	2+	0	\$180,800	\$33,280	\$27,110	\$241,190	\$41,670
NEWCASTLE	220.24	197.77	22.47	4	3	2	\$144,180	\$32,050	\$26,950	\$203,180	\$36,110
MAYBANK	273.18	128.77	144.41	4	2	0	\$139,450	\$26,220	\$18,220	\$183,890	\$61,400
SPRINGWOOD	390.32	327.44	62.88	4	2	2	\$250,440	\$44,120	\$22,580	\$317,140	\$72,950
VALLEY HEIGHTS	204.17	166.70	37.47	4	3+	0	\$147,030	\$33,200	\$25,180	\$205,410	\$23,620
4 BEDROOM + STUDY	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
ALBURY	229.93	191.41	38.52	4 +	2	0	\$145,550	\$31,740	\$25,500	\$202,790	\$46,820
CENTRAL COAST	242.00	183.00	59.00	4 +	2	0	\$199,200	\$35,370	\$32,330	\$266,900	\$44,090
SAN REMO	297.77	246.77	51.00	4 +	3	1	\$230,980	\$43,170	\$22,050	\$296,200	\$18,040
GEELONG	292.90	226.42	66.48	4 +	2	0	\$184,330	\$40,800	\$19,990	\$245,120	\$60,170
DUBBO	325.82	219.80	106.02	4 +	2	1	\$184,360	\$53,900	\$38,470	\$276,730	\$44,200
WOY WOY	155.48	126.94	28.54	2+2	1+1	0	\$97,630	\$20,570	\$27,080	\$145,280	\$31,670

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5 BEDROOM	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
WAGGA WAGGA	490.51	308.58	181.93	5	3	0	\$181,420	\$53,490	\$45,000	\$279,910	\$111,320
5 BEDROOM + PARENT'S RETREAT	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
ROYAL ROSE	337.52	321.55	15.97	5+	3	0	\$242,170	\$62,840	\$30,300	\$335,310	\$44,990
6 BEDROOM	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
DOUBLE BAY	281.96	286.12	13.84	3+3	2+2	1+1	\$210,160	\$54,660	\$38,890	\$303,710	\$46,460
7 BEDROOM + STUDY	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
GOLD COAST	390.56	281.04	109.52	7 +	3	0	\$254,410	\$60,490	\$24,480	\$339,380	\$71,410

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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	\$45,690	\$10,610	\$10,610	\$66,910	\$11,160
OAKDALE MV	25.30	20.84	4.46	1	1	0	\$25,700	\$7,060	\$7,060	\$39,820	\$5,920
CARLTON	58.76	41.96	16.08	1	1	0	\$46,880	\$10,200	\$14,900	\$71,980	\$14,040
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	\$53,920	\$16,920	\$10,500	\$81,340	\$18,180
BLACKBURN	63.54	57.23	6.31	2	1	0	\$52,860	\$16,500	\$12,200	\$81,560	\$12,820
PORTLAND MV	52.60	44.10	8.50	2	1	0	\$42,360	\$11,660	\$9,450	\$63,470	\$11,150
AUBURN	84.00	70.00	14.00	2	1	0	\$89,000	\$14,990	\$7,280	\$111,270	\$17,180
YARRAVILLE	83.30	71.80	11.50	2	1	0	\$68,550	\$16,420	\$13,560	\$98,530	\$17,340
DROMANA	82.00	59.00	23.00	2	1	0	\$62,430	\$16,320	\$13,060	\$91,810	\$18,460
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	\$139,900	\$30,060	\$22,700	\$192,660	\$29,630

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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	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
PRESTON	50.76	39.81	10.95	1	1	0	\$46,880	\$10,500	\$14,420	\$71,800	\$11,430
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	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
SORRENTO	99.92	70.92	20.00	2	1	0	\$76,760	\$22,050	\$16,180	\$114,990	\$20,400
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	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
BRIGHTON	198.80	153.00	45.80	3+	2	0	\$165,470	\$33,790	\$22,050	\$221,310	\$40,910

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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
DUPLEX DESIGNS	(m2)	E	O				Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom)	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional)
<u>WOY WOY</u>	155.48	126.94	28.54	2	1	1	\$97,630	\$20,570	\$27,080	\$145,280	\$31,670
<u>DOUBLE BAY</u>	281.96	286.12	13.84	3	2	1	\$210,160	\$54,660	\$38,890	\$303,710	\$46,460

- 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