






























# iBUILD KIT HOMES INDICATIVE PRICE (INCL. GST)

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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>
1 BEDROOM												
<a href="#">OAKDALE</a>		23.93	20.75	3.18	1	1	0	\$17,180	\$6,140	\$7,230	\$30,550	\$5,150
<a href="#">YASS</a>		23.93	20.75	3.18	1	1	0	\$16,540	\$6,140	\$7,230	\$29,910	\$5,150
<a href="#">STAWELL</a>		21.30	18.30	3.00	1	1	0	\$18,220	\$6,140	\$6,600	\$30,960	\$4,850
<a href="#">OAKDALE 44</a>		21.73	17.46	4.27	1	1	0	\$17,180	\$6,140	\$6,600	\$29,920	\$5,680
<a href="#">BERWICK</a>		41.60	33.28	8.32	1	1	0	\$32,870	\$10,930	\$10,610	\$54,410	\$9,370
<a href="#">OXFORD</a>		51.84	38.88	12.96	1	1	0	\$34,210	\$7,940	\$10,100	\$52,250	\$11,860
<a href="#">WHYALLA</a>		58.40	44.00	14.40	1	1	0	\$41,110	\$8,870	\$12,460	\$62,440	\$12,990
<a href="#">PAKENHAM</a>		59.80	44.97	14.83	1	1	0	\$39,190	\$9,770	\$11,640	\$60,600	\$13,590
<a href="#">KINGAROY</a>		91.43	64.94	26.49	1	1	0	\$55,390	\$17,140	\$13,560	\$86,090	\$18,660
<a href="#">NEWMAN</a>		91.61	42.17	49.44	1	1	0	\$48,630	\$10,930	\$11,130	\$70,690	\$22,460
<a href="#">BALLINA 46</a>		93.79	67.83	25.96	1	1	0	\$55,010	\$11,330	\$11,430	\$77,770	\$19,570
<a href="#">BALLINA</a>		98.36	59.86	38.50	1	1	0	\$53,880	\$10,400	\$13,490	\$77,770	\$21,230
<a href="#">MORNINGTON</a>		54.90	47.10	7.80	1	1	0	\$34,720	\$8,650	\$9,220	\$52,590	\$12,160
<a href="#">BEGA</a>		42.70	35.00	7.70	1	1	0	\$29,160	\$12,260	\$11,330	\$52,750	\$9,570

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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] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
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="#">ABBEY VIEW</a>	 103.66	91.06	12.60	2	1	0	\$65,590	\$23,980	\$13,160	<b>\$102,730</b>	\$11,220
<a href="#">PORTLAND</a>	 52.60	44.10	8.50	2	1	0	\$32,830	\$8,790	\$8,180	<b>\$49,800</b>	\$10,710
<a href="#">HORSHAM</a>	 45.24	36.84	8.40	2	1	0	\$30,100	\$8,790	\$10,810	<b>\$49,700</b>	\$9,900
<a href="#">ORANGE</a>	 59.99	59.99	0.00	2	1	0	\$42,440	\$13,980	\$10,100	<b>\$66,520</b>	\$12,020
<a href="#">HILLVIEW 44</a>	 59.09	51.29	7.80	2	1	1	\$40,800	\$14,340	\$13,230	<b>\$68,370</b>	\$11,820
<a href="#">PARRAMATTA</a>	 68.37	60.00	8.37	2	1	0	\$44,340	\$10,610	\$11,010	<b>\$65,960</b>	\$14,040
<a href="#">CASA BIANCA 42</a>	 81.70	75.70	6.00	2	1	0	\$50,400	\$15,520	\$14,340	<b>\$80,260</b>	\$15,760
<a href="#">CASA BIANCA</a>	 81.70	75.70	6.00	2	1	0	\$50,400	\$12,420	\$14,340	<b>\$77,160</b>	\$15,760
<a href="#">SALE</a>	 92.25	79.72	12.53	2	1	0	\$57,940	\$18,460	\$13,560	<b>\$89,960</b>	\$18,260
<a href="#">AVILA</a>	 78.00	60.00	18.00	2	1	0	\$46,420	\$13,980	\$10,100	<b>\$70,500</b>	\$15,920
<a href="#">EMERALD</a>	 78.00	66.50	11.50	2	1	0	\$48,080	\$16,260	\$13,130	<b>\$77,470</b>	\$15,350
<a href="#">MUDGE</a>	 76.88	59.64	17.24	2	1	0	\$43,830	\$13,230	\$10,300	<b>\$67,360</b>	\$16,060
<a href="#">ARMIDALE</a>	 82.08	62.64	19.44	2	1	0	\$48,280	\$11,010	\$11,010	<b>\$70,300</b>	\$16,560












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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>
<a href="#">SEYMOUR</a>		82.21	59.87	22.34	2	1	1	\$52,120	\$10,810	\$14,750	\$77,680	\$16,770
<a href="#">LAUNCESTON</a>		83.63	70.30	13.33	2	1	0	\$51,310	\$10,910	\$11,210	\$73,430	\$16,560
<a href="#">BAYVIEW</a>		84.00	71.20	12.80	2	1	0	\$59,310	\$13,020	\$10,680	\$83,010	\$18,120
<a href="#">MELROSE 44</a>		90.52	73.74	16.78	2	1	0	\$60,500	\$15,050	\$12,630	\$88,180	\$18,380
<a href="#">MELROSE</a>		90.54	68.54	22.00	2	1	0	\$55,650	\$14,950	\$13,940	\$84,540	\$18,280
<a href="#">ROMA</a>		112.51	87.08	25.43	2	1	0	\$66,560	\$15,850	\$16,780	\$99,190	\$22,620
<a href="#">HILLVIEW</a>		117.33	71.09	46.24	2	1	0	\$70,160	\$14,730	\$15,980	\$100,870	\$25,880
<a href="#">MELROSE 42</a>		119.70	91.92	27.78	2	1	0	\$74,640	\$19,290	\$13,940	\$107,870	\$24,140
<a href="#">MACKAY</a>		119.00	92.76	26.24	2	1	0	\$76,360	\$14,850	\$17,570	\$108,780	\$24,750
<a href="#">MOREE</a>		129.5	96	33.5	2	1	0	\$73,150	\$13,610	\$18,170	\$104,930	\$30,160
<a href="#">EASTWOOD</a>		133.40	73.10	60.30	2	1	0	\$71,590	\$15,900	\$14,390	\$101,880	\$30,780
<a href="#">TAMWORTH 44</a>		156.26	93.38	62.88	2	1	0	\$90,400	\$19,590	\$16,770	\$126,760	\$35,250
<a href="#">WESTWOOD</a>		182.50	87.20	95.30	2	2	0	\$89,890	\$18,380	\$19,190	\$127,460	\$43,830
<a href="#">TAMWORTH</a>		191.02	122.32	68.88	2	2	0	\$100,800	\$23,740	\$23,940	\$148,480	\$40,000
<a href="#">BELGRAVE</a>		64.15	58.45	5.70	2	1	0	\$39,790	\$9,800	\$12,630	\$62,220	\$12,420
<a href="#">ARARAT</a>		85.34	78.34	7.00	2	1	0	\$54,540	\$16,460	\$14,340	\$85,340	\$16,560

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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>
AVILA SSD		78.00	60.00	18.00	2	1	0	\$42,440	\$13,980	\$10,100	\$66,520	\$15,920
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	\$96,150	\$22,520	\$24,850	\$143,520	\$34,740
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	\$73,360	\$14,370	\$14,950	\$102,680	\$23,590
PENRITH		122.00	106.00	16.00	3	1	0	\$63,740	\$18,110	\$17,960	\$99,810	\$25,530
WOLLONGONG		127.80	102.24	25.56	3	2	0	\$76,030	\$20,810	\$14,020	\$110,860	\$30,070
BUNBURY		128.00	97.00	31.00	3	1	0	\$83,390	\$18,630	\$16,150	\$118,170	\$29,580
LISMORE		141.69	116.20	25.49	3	2	0	\$89,420	\$20,720	\$15,750	\$125,890	\$29,050
GLADSTONE		149.21	138.51	10.70	3	2	0	\$74,950	\$22,770	\$19,950	\$117,670	\$21,810
BUNDABERG		153.15	109.60	44.55	3	1	0	\$80,090	\$20,200	\$20,400	\$120,690	\$31,310
BANKSIA		187.73	114.42	73.31	3	1	0	\$103,750	\$18,970	\$18,180	\$140,900	\$41,810
SHEPPARTON		184.27	153.70	30.57	3	2	2	\$107,110	\$26,660	\$23,320	\$157,090	\$31,170















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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>
<a href="#">TOWNSVILLE - 44</a>		271.78	221.38	50.40	3	1+	0	\$163,870	\$34,440	\$22,830	\$221,140	\$60,140
<a href="#">BAIRSNDALE</a>		159.85	130.23	29.62	3	2	0	\$98,390	\$20,310	\$23,300	\$142,000	\$38,350
<a href="#">WARRNAMBOOL</a>		185.10	133.16	51.90	3	2	0	\$85,850	\$16,510	\$14,410	\$116,770	\$39,380
<a href="#">HORNSBY</a>		120.92	95.45	25.47	3	1	1	\$73,360	\$26,580	\$17,610	\$117,550	\$23,590
								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>
3 BEDROOM + STUDY		(m2)	E	O								
<a href="#">TOWNSVILLE</a>		206.96	150.24	56.72	3 +	2	0	\$114,310	\$24,890	\$21,570	\$160,770	\$41,380
<a href="#">DARWIN</a>		216.48	182.18	182.18	3 +	3	2	\$126,760	\$26,180	\$14,850	\$167,790	\$40,720
<a href="#">NOWRA</a>		220.09	202.77	17.32	3 +	4	2	\$137,920	\$44,930	\$28,680	\$211,530	\$37,180
<a href="#">GRANDVIEW</a>		271.78	196.58	75.20	3 +	3	0	\$170,300	\$30,430	\$33,740	\$234,470	\$39,650
								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>
4 BEDROOM		(m2)	E	O								
<a href="#">TOOWOOMBA</a>		154.00	134.00	20.00	4	2	0	\$80,260	\$19,260	\$16,940	\$116,460	\$27,210
<a href="#">HUNTER VALLEY</a>		157.30	147.41	9.89	4	3	1	\$126,200	\$39,910	\$18,250	\$184,360	\$27,900
<a href="#">SWAN HILL</a>		157.94	138.21	19.73	4	2+	0	\$132,310	\$24,850	\$25,000	\$182,160	\$26,040

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<a href="#">SEACREST</a>		160.00	160.00	0.00	4	2+	0	\$177,550	\$32,730	\$24,730	\$235,010	\$36,400
<a href="#">ROCKHAMPTON</a>		174.80	151.58	23.22	4	2	2	\$108,380	\$26,990	\$23,590	\$158,960	\$31,840
<a href="#">CAIRNS</a>		181.38	168.94	12.44	4	2+	0	\$111,590	\$23,630	\$21,690	\$156,910	\$39,980
<a href="#">BALLARAT</a>		182.80	158.98	23.82	4	2	2	\$111,340	\$28,090	\$24,540	\$163,970	\$33,120
<a href="#">BELLAVISTA</a>		218	127.8	90.2	4	2	0	\$94,370	\$19,360	\$19,140	\$132,870	\$46,160
<a href="#">PORT MACQUARIE</a>		222.20	171.00	51.20	2	2+	0	\$172,050	\$31,980	\$26,050	\$230,080	\$40,050
<a href="#">NEWCASTLE</a>		260.50	196.50	64.00	4	3	2	\$147,150	\$30,310	\$28,010	\$205,470	\$43,650
<a href="#">MAYBANK</a>		273.18	128.77	144.41	4	2	0	\$117,320	\$21,940	\$17,260	\$156,520	\$63,460
<a href="#">SPRINGWOOD</a>		390.32	327.44	62.88	4	2	2	\$193,540	\$44,830	\$28,470	\$266,840	\$67,170
<a href="#">VALLEY HEIGHTS</a>		204.17	166.70	37.47	4	3+	0	\$143,380	\$20,840	\$19,900	\$184,120	\$27,100
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>
<a href="#">ALBURY</a>		229.93	191.41	38.52	4 +	2	0	\$104,230	\$27,920	\$20,860	\$153,010	\$42,700
<a href="#">CENTRAL COAST</a>		242.00	183.00	59.00	4 +	2	0	\$189,560	\$33,990	\$31,070	\$254,620	\$42,370
<a href="#">SAN REMO</a>		288.30	236.00	52.30	4 +	3	1	\$212,440	\$35,090	\$23,600	\$271,130	\$31,100






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<a href="#">GEELONG</a>		292.90	226.42	66.48	4 +	2	0	\$144,370	\$30,410	\$24,050	\$198,830	\$56,000
<a href="#">DUBBO</a>		325.82	219.80	106.02	4 +	2	1	\$175,420	\$51,800	\$36,970	\$264,190	\$42,480
<a href="#">WOY WOY</a>		155.48	126.94	28.54	2+2	1+1	1	\$92,890	\$19,770	\$26,020	\$138,680	\$30,440
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>
<a href="#">WAGGA WAGGA</a>		490.51	308.58	181.93	5	3	0	\$172,630	\$51,410	\$43,240	\$267,280	\$106,980
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>
<a href="#">ROYAL ROSE</a>		337.52	321.55	15.97	5+	3	0	\$197,640	\$45,900	\$34,330	\$277,870	\$58,930
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>
<a href="#">DOUBLE BAY</a>		281.96	286.12	13.84	3+3	2+2	1+1	\$199,980	\$52,520	\$37,370	\$289,870	\$44,640
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>
<a href="#">GOLD COAST</a>		390.56	281.04	109.52	7 +	3	0	\$193,650	\$47,500	\$28,360	\$269,510	\$58,450





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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>
<a href="#">RICHMOND</a>		47.88	39.81	8.07	1	1	0	\$43,480	\$10,200	\$10,200	<b>\$63,880</b>	\$10,720
<a href="#">OAKDALE MV</a>		25.30	20.84	4.46	1	1	0	\$24,460	\$6,780	\$6,780	<b>\$38,020</b>	\$5,680
<a href="#">CARLTON</a>		58.76	41.96	16.08	1	1	0	\$44,610	\$9,800	\$14,320	<b>\$68,730</b>	\$13,490
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>
<a href="#">HAWTHORN</a>		85.00	60.00	25.00	2	1	0	\$51,310	\$16,260	\$10,100	<b>\$77,670</b>	\$17,470
<a href="#">HILLVIEW 44 MV</a>		63.54	57.23	6.31	2	1	0	\$50,300	\$15,860	\$11,720	<b>\$77,880</b>	\$12,320
<a href="#">PORTLAND MV</a>		52.60	44.10	8.50	2	1	0	\$40,300	\$11,210	\$9,090	<b>\$60,600</b>	\$10,710
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>
<a href="#">ESSENDON</a>		147.74	137.59	10.15	4	2	0	\$133,120	\$28,890	\$21,820	<b>\$183,830</b>	\$28,480



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) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
<a href="#"><u>WOY WOY</u></a>	 155.48	126.94	28.54	2 1 1	\$92,890	\$19,770	\$26,020	<b>\$138,680</b>	\$30,440
<a href="#"><u>DOUBLE BAY</u></a>	 281.96	286.12	13.84	3 2 1	\$199,980	\$52,520	\$37,370	<b>\$289,870</b>	\$44,640

## 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