




























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 inclusions is available on request.

								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												
OAKDALE		20.42	17.22	3.20	1	1	0	\$18,710	\$3,840	\$9,980	\$32,530	\$3,470
YASS		20.42	17.22	3.20	1	1	0	\$17,150	\$3,840	\$9,980	\$30,970	\$3,470
STAWELL		21.30	18.30	3.00	1	1	0	\$22,050	\$4,630	\$6,920	\$33,600	\$6,050
OAKDALE 44		21.73	17.46	4.27	1	1	0	\$22,940	\$5,530	\$6,270	\$34,740	\$5,810
BERWICK		41.60	33.28	8.32	1	1	0	\$33,320	\$8,640	\$9,100	\$51,060	\$10,490
OXFORD		51.84	38.88	12.96	1	1	0	\$28,990	\$5,700	\$11,020	\$45,710	\$9,090
OXFORD 44		53.18	40.29	12.89	1	1	0	\$36,820	\$7,320	\$8,470	\$52,610	\$14,330
WHYALLA		58.40	44.00	14.40	1	1	0	\$40,680	\$7,060	\$12,460	\$60,200	\$11,150
PAKENHAM		63.12	45.63	17.49	1	1	0	\$38,010	\$9,240	\$11,870	\$59,120	\$15,360
KINGAROY		91.43	64.94	26.49	1	1	0	\$55,770	\$12,940	\$10,860	\$79,570	\$18,900
NEWMAN		91.61	42.17	49.44	1	1	0	\$48,580	\$10,390	\$11,940	\$70,910	\$20,420
BALLINA 46		93.79	67.83	25.96	1	1	0	\$55,690	\$11,900	\$10,550	\$78,140	\$24,090
BALLINA		98.36	59.86	38.50	1	1	0	\$46,980	\$9,710	\$9,310	\$66,000	\$17,380

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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>
PORTLAND		45.24	36.84	8.40	2	1	0	\$37,700	\$9,230	\$10,490	\$57,420	\$11,420
HORSHAM		45.24	36.84	8.40	2	1	0	\$37,700	\$9,230	\$11,190	\$58,120	\$11,420
ORANGE		59.70	59.70	0.00	2	1	0	\$44,400	\$10,020	\$8,360	\$62,780	\$15,020
HILLVIEW 44		59.87	51.29	8.58	2	1	1	\$44,550	\$10,260	\$12,140	\$66,950	\$13,670
PARRAMATTA		68.37	60.00	8.37	2	1	0	\$42,280	\$8,370	\$14,900	\$65,550	\$12,350
CASA BIANCA 42		75.69	75.69	0.00	2	1	0	\$52,860	\$12,070	\$11,100	\$76,030	\$17,790
CASA BIANCA		75.70	75.70	0.00	2	1	0	\$45,050	\$10,930	\$15,530	\$71,510	\$13,870
SALE		77.10	73.60	3.46	2	1	0	\$49,330	\$10,570	\$7,880	\$67,780	\$16,320
AVILA		78.00	60.00	18.00	2	1	0	\$42,950	\$8,490	\$12,160	\$63,600	\$14,270
EMERALD		78.00	66.50	11.50	2	1	0	\$46,610	\$11,650	\$14,540	\$72,800	\$13,820
MUDGEE		81.96	60.02	21.94	2	1	0	\$49,370	\$11,090	\$9,510	\$69,970	\$16,750
ARMIDALE		82.08	62.64	19.44	2	1	0	\$44,180	\$8,630	\$13,650	\$66,460	\$15,140

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SEYMOUR		82.21	59.87	22.34	2	1	1	\$49,620	\$11,140	\$9,560	\$70,320	\$17,080
LAUNCESTON		83.63	70.30	13.33	2	1	0	\$54,820	\$11,940	\$10,840	\$77,600	\$21,280
BAYVIEW		84.21	71.49	12.72	2	1	0	\$56,430	\$12,380	\$10,170	\$78,980	\$17,240
MELROSE 44		90.52	73.74	16.78	2	1	0	\$59,960	\$12,260	\$10,700	\$82,920	\$18,390
MELROSE		91.11	68.95	22.16	2	1	0	\$55,790	\$9,160	\$15,990	\$80,940	\$17,290
ABBAY VIEW		94.71	61.34	33.37	2	2	0	\$103,020	\$14,210	\$17,370	\$134,600	\$24,890
ROMA		106.47	86.17	20.30	2	1	0	\$63,630	\$15,080	\$18,850	\$97,560	\$18,840
HILLVIEW		117.33	71.09	46.24	2	1	0	\$66,760	\$14,020	\$15,200	\$95,980	\$24,620
MELROSE 42		119.70	91.92	27.78	2	1	0	\$72,280	\$14,480	\$14,270	\$101,030	\$24,630
MACKAY		124.00	93.00	31.00	2	1	0	\$75,930	\$12,380	\$18,340	\$106,650	\$23,550
MOREE		129.5	96	33.5	2	1	0	\$69,600	\$12,960	\$17,290	\$99,850	\$28,690
EASTWOOD		133.40	73.10	60.30	2	1	0	\$66,620	\$15,280	\$13,830	\$95,730	\$28,020
TAMWORTH 44		156.26	93.38	62.88	2	1	0	\$94,990	\$19,130	\$16,730	\$130,850	\$38,260
WESTWOOD		172.80	75.60	97.20	2	2	0	\$86,700	\$16,510	\$20,580	\$123,790	\$43,150




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TAMWORTH		191.00	123.00	68.00	2	2	0	\$78,320	\$19,400	\$18,600	\$116,320	\$39,510
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		166.20	98.06	66.14	2	2	0	\$90,880	\$20,360	\$12,000	\$123,240	\$37,160
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	\$54,930	\$11,080	\$14,780	\$80,790	\$22,000
PENRITH		122.00	106.00	16.00	3	1	0	\$60,650	\$17,230	\$17,090	\$94,970	\$24,290
WOLLONGONG		127.80	102.24	25.56	3	2	0	\$72,340	\$19,800	\$13,340	\$105,480	\$28,610
BUNBURY		128.00	97.00	31.00	3	1	0	\$79,340	\$17,730	\$15,360	\$112,430	\$28,150
LISMORE		141.69	116.20	25.49	3	2	0	\$85,070	\$19,710	\$14,990	\$119,770	\$27,640
GLADSTONE		149.21	138.51	10.70	3	2	0	\$71,320	\$21,660	\$18,980	\$111,960	\$20,750
BUNDABERG		153.00	109.00	44.00	3	1	0	\$75,930	\$18,010	\$17,580	\$111,520	\$28,410











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BANKSIA		187.73	114.42	73.31	3	1	0	\$76,970	\$18,050	\$17,300	\$112,320	\$38,840
SHEPPARTON		205.00	142.00	63.00	3	2	2	\$101,910	\$25,370	\$22,190	\$149,470	\$29,650
TOWNSVILLE - 44		271.78	221.38	50.40	3	1+	0	\$155,920	\$32,770	\$21,720	\$210,410	\$57,220
BAIRSNDALE		159.85	130.23	29.62	3	2	0	\$93,610	\$19,320	\$22,170	\$135,100	\$36,490
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	\$108,760	\$23,680	\$20,520	\$152,960	\$39,370
DARWIN		216.48	182.18	182.18	3+	3	2	\$120,600	\$24,910	\$14,130	\$159,640	\$38,740
NOWRA		220.09	202.77	17.32	3 +	4	2	\$131,220	\$42,750	\$27,290	\$201,260	\$35,380
GRANDVIEW		271.78	196.58	75.20	3 +	3	0	\$162,030	\$28,950	\$32,110	\$223,090	\$37,730
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	\$76,370	\$18,320	\$16,120	\$110,810	\$25,890
HUNTER VALLEY		157.30	147.41	9.89	4	3	1	\$120,080	\$37,970	\$17,360	\$175,410	\$26,540


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SWAN HILL		157.94	138.21	19.73	4	2+	0	\$125,890	\$23,640	\$23,780	\$173,310	\$24,770
SEACREST		160.00	160.00	0.00	4	2+	0	\$168,930	\$31,150	\$23,530	\$223,610	\$34,630
ROCKHAMPTON		174.80	151.58	23.22	4	2	2	\$103,130	\$25,680	\$22,450	\$151,260	\$30,290
CAIRNS		181.38	168.94	12.44	4	2+	0	\$106,190	\$22,490	\$20,640	\$149,320	\$38,040
BALLARAT		182.80	158.98	23.82	4	2	2	\$105,940	\$26,720	\$23,350	\$156,010	\$31,510
BELLAVISTA		218	127.8	90.2	4	2	0	\$89,780	\$18,420	\$18,210	\$126,410	\$43,920
PORT MACQUARIE		222.20	171.00	51.20	2	2+	0	\$163,700	\$30,430	\$24,780	\$218,910	\$38,110
NEWCASTLE		260.50	196.50	64.00	4	3	2	\$140,010	\$28,840	\$26,650	\$195,500	\$41,530
MAYBANK		273.60	129.60	144.00	4	2	0	\$91,620	\$20,560	\$17,280	\$129,460	\$56,760
SPRINGWOOD		390.32	327.44	62.88	4	2	2	\$184,140	\$42,650	\$27,090	\$253,880	\$63,900
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	\$99,180	\$26,560	\$19,850	\$145,590	\$40,630
CENTRAL COAST		242.00	183.00	59.00	4 +	2	0	\$180,360	\$32,340	\$29,560	\$242,260	\$40,310

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SAN REMO		288.30	236.00	52.30	4 +	3	1	\$202,140	\$33,390	\$22,460	\$257,990	\$29,590
GEELONG		292.90	226.42	66.48	4 +	2	0	\$137,360	\$28,930	\$22,880	\$189,170	\$53,290
DUBBO		325.82	219.80	106.02	4 +	2	1	\$166,900	\$49,290	\$35,170	\$251,360	\$40,420
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	\$164,250	\$48,920	\$41,140	\$254,310	\$101,780
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>
ROYAL ROSE		337.52	321.55	15.97	5 +	3	0	\$188,040	\$43,670	\$32,660	\$264,370	\$56,070
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>
GOLD COAST		390.56	281.04	109.52	7 +	3	0	\$184,250	\$45,190	\$26,980	\$256,420	\$55,610

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<p>Notes:</p> <ul style="list-style-type: none">* 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. <p>*Legend:</p> <div><div> Single Storey Kit Home Design</div><div> Double Storey Kit Home Design</div></div>									