

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.

iBuild Model	Size (m2)	Enclosed	Other				Material Supply Only				
							choose Lockup kit only or combo with any other kits				
							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											
OAKDALE	23.93	20.75	3.18	1	1	0	\$21,520	\$4,220	\$10,480	\$36,220	\$4,160
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	\$24,500	\$6,640	\$6,870	\$38,010	\$6,980
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

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] 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
PORTLAND	45.24	36.84	8.40	2	1	0	\$28,260	\$6,280	\$11,190	\$45,730	\$7,880
HORSHAM	45.24	36.84	8.40	2	1	0	\$28,260	\$6,280	\$11,490	\$46,030	\$7,880
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
MUDGEES	81.96	60.02	21.94	2	1	0	\$49,870	\$11,090	\$9,510	\$70,470	\$16,750
ARMIDALE	82.08	62.64	19.44	2	1	0	\$44,180	\$8,630	\$13,650	\$66,460	\$15,140

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.

iBuild Model	Size (m2)	Enclosed	Other		Material Supply Only choose Lockup kit only or combo with any other kits						
					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		
SEYMOUR	82.21	59.87	22.34	2	1	1	\$50,120	\$11,140	\$9,560	\$70,820	\$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

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] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
TAMWORTH	191.00	123.00	68.00	2	2	0	\$78,320	\$19,400	\$18,600	\$116,320	\$39,510
BELGRAVE	64.15	58.45	5.70	2	1	0	\$37,900	\$8,100	\$10,210	\$56,210	\$11,040
2 BEDROOM + STUDY							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	166.20	98.06	66.14	2	2	0	\$90,880	\$20,360	\$12,000	\$123,240	\$37,160
3 BEDROOM							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	\$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

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] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
BUNDABERG	153.00	109.00	44.00	3	1	0	\$75,930	\$18,010	\$17,580	\$111,520	\$28,410
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] 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	\$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] 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	\$76,370	\$18,320	\$16,120	\$110,810	\$25,890

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 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] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST	
HUNTER VALLEY		157.30	147.41	9.89	4	3	1	\$120,080	\$37,970	\$17,360	\$175,410	\$26,540
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
VALLEY HEIGHTS		204.17	166.70	37.47	4	3+	0	\$136,420	\$19,830	\$18,930	\$175,180	\$25,780
4 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	

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		<u>Lockup</u> [A] incl. GST	<u>Lining</u> [B] incl. GST	<u>Final</u> (Kitchen & Bathroom) [C] incl. GST	<u>Kit</u> [A+B+C] incl. GST	<u>Floor</u> (incl. Deck) (Optional) incl. GST
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
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		<u>Lockup</u> [A] incl. GST	<u>Lining</u> [B] incl. GST	<u>Final</u> (Kitchen & Bathroom) [C] incl. GST	<u>Kit</u> [A+B+C] incl. GST	<u>Floor</u> (incl. Deck) (Optional) incl. GST
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		<u>Lockup</u> [A] incl. GST	<u>Lining</u> [B] incl. GST	<u>Final</u> (Kitchen & Bathroom) [C] incl. GST	<u>Kit</u> [A+B+C] incl. GST	<u>Floor</u> (incl. Deck) (Optional) incl. GST
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		<u>Lockup</u> [A] incl. GST	<u>Lining</u> [B] incl. GST	<u>Final</u> (Kitchen & Bathroom) [C] incl. GST	<u>Kit</u> [A+B+C] incl. GST	<u>Floor</u> (incl. Deck) (Optional) incl. GST
GOLD COAST	390.56	281.04	109.52	7 + 3 0	\$184,250	\$45,190	\$26,980	\$256,420	\$55,610

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] 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 (Metro Series)	(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
AVILA MV	78.00	60.00	78.00	2	1	0	\$42,950	\$8,490	\$12,160	\$63,600	\$14,270

- 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