



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 of the estimate for your region. Cost estimate for steel frame upgrade or any changes to standard inclusions is available on request.

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									choose Lockup	Material Supply On kit only or combo w	<b>₩</b>	
iBuild Model		Size (m2)	Enclosed	Other			P	\$21.520 ment \$21.520 ment \$21.520 ment \$22,050 \$24,500 \$33,320 \$28,990 \$36,820 \$40,680 \$38,010 \$55,770 \$48,580	Lining [B] indiffication incl. (ST) add	Einal  (Kitchen & Bathroom)  [C]  incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST
1 BEDROOM								a metr	our team sions is	,		
OAKDALE		23.93	20.75	3.18	1	1	0	\$21.520 ntact	d in \$4,220	\$10,480	\$36,220	\$4,160
<u>YASS</u>		20.42	17.22	3.20	1	1	o ,;;t5	to 118127,150stando	\$3,840	\$9,980	\$30,970	\$3,470
STAWELL		21.30	18.30	3.00	1	1 0	olo Kistati	\$22,050	\$4,630	\$6,920	\$33,600	\$6,050
OAKDALE 44		21.73	17.46	4.27	Pists,	pack in	BUL SUN	\$24,500	\$6,640	\$6,870	\$38,010	\$6,980
BERWICK		41.60	33.28	8.32 <sub>F(2)</sub> (1)	led thos	odlade	0	\$33,320	\$8,640	\$9,100	\$51,060	\$10,490
OXFORD		51.84	38.88	ti/12.96 COS	range u	1	0	\$28,990	\$5,700	\$11,020	\$45,710	\$9,090
OXFORD 44		53.18	40,29	at 12.89 (CC)	1	1	0	\$36,820	\$7,320	\$8,470	\$52,610	\$14,330
WHYALLA		58.40	15 44 00 0	14.40	1	1	0	\$40,680	\$7,060	\$12,460	\$60,200	\$11,150
<u>PAKENHAM</u>		63.12	0545.63	17.49	1	1	0	\$38,010	\$9,240	\$11,870	\$59,120	\$15,360
KINGAROY	drill Mil	91.43	64.94	26.49	1	1	0	\$55,770	\$12,940	\$10,860	\$79,570	\$18,900
KINGAROY NEWMAN DU	ختللا	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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										ct '	. f0( )	
									choose Lockup	Material Supply On kit only or combo w	<b>₩</b>	
iBuild Model		Size (m2)	Enclosed	Other			P A	Lockup [A] _incl. GST	Lining [B] incl. (ST) a di	(Kitchen & Chile & Chi	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional), _incl. GST
2 BEDROOM		(m2)	_	0				Lockup Me [A]M Mind. GST Man	[B] incl. GST and for a distribution of the control	Final (Kitchen & Bathroom) [C] incl. GST	<b>Kit</b> [A+B+C] incl. GST	Floor (incl. Deck) (Optional) incl. GST
PORTLAND		45.24	36.84	8.40	2	1	Oe Kits	\$28,260	\$6,280	\$11,190	\$45,730	\$7,880
HORSHAM		45.24	36.84	8.40	2	2 ak h	onit stati	thange \$28,260	\$6,280	\$11,490	\$46,030	\$7,880
<u>ORANGE</u>		59.70	59.70	0.00	med flati	as diffe	S OL SULL	\$44,400	\$10,020	\$8,360	\$62,780	\$15,020
HILLVIEW 44		59.87	51.29	8.58	sts acro	16disc	1	\$44,550	\$10,260	\$12,140	\$66,950	\$13,670
PARRAMATTA		68.37	60.00	in 12 C	हा शिवारी	1	0	\$42,280	\$8,370	\$14,900	\$65,550	\$12,350
CASA BIANCA 42		75.69	5475,69 M	e 10.00	2	1	0	\$52,860	\$12,070	\$11,100	\$76,030	\$17,790
CASA BIANCA		275.70	75.30	0.00	2	1	0	\$45,050	\$10,930	\$15,530	\$71,510	\$13,870
SALE	uid Wu	277.10	73.60	3.46	2	1	0	\$49,330	\$10,570	\$7,880	\$67,780	\$16,320
SALE  AVILA pricing Due	ш.	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	\$49,870	\$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





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								choose Lockup kit	aterial Supply On	vith any other kits	
iBuild Model	Size (m2)	Enclosed	Other			P P	\$50,120 metro \$50,120 metro \$54,820 ontact of \$54,820 ontact of \$56,430 standard \$55,790 \$103,020 \$63,630 \$66,760 \$72,280 \$75,930 \$69,600	Lining [B] indication incl. (\$5)	Final (Kitchen & Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional), _incl. GST
<u>SEYMOUR</u>	82.21	59.87	22.34	2	1	1	\$50,120 metro	11,140°S	\$9,560	\$70,820	\$17,080
<b>LAUNCESTON</b>	83.63	70.30	13.33	2	1	0	\$54,820 ntack	\$11,940	\$10,840	\$77,600	\$21,280
BAYVIEW	84.21	71.49	12.72	2	1	· Kits to	\$56,430stand	\$12,380	\$10,170	\$78,980	\$17,240
MELROSE 44	90.52	73.74	16.78	2	1 //	ome states	an\$59,960	\$12,260	\$10,700	\$82,920	\$18,390
MELROSE	91.11	68.95	22.16	d Raty	Pacifie	is or any or	\$55,790	\$9,160	\$15,990	\$80,940	\$17,290
ABBEY VIEW	94.71	61.34	33.37 <sub>f</sub> (2)	hed agros	iog <sub>s</sub> age	0	\$103,020	\$14,210	\$17,370	\$134,600	\$24,890
ROMA	106.47	86.17	(120.30 COS	franze (	1	0	\$63,630	\$15,080	\$18,850	\$97,560	\$18,840
HILLVIEW	117.33	SUZ 1209 ME	246,24teer	2	1	0	\$66,760	\$14,020	\$15,200	\$95,980	\$24,620
MELROSE 42	119.70	Ouisting Ala	27.78	2	1	0	\$72,280	\$14,480	\$14,270	\$101,030	\$24,630
MACKAY	124.00	05 <mark>93.00</mark>	31.00	2	1	0	\$75,930	\$12,380	\$18,340	\$106,650	\$23,550
MOREE TICING GI	129.5	96	33.5	2	1	0	\$69,600	\$12,960	\$17,290	\$99,850	\$28,690
MACKAY  MOREE  Oricing gl	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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									C. C. C.	£0( )	
								choose Lockup	Material Supply Only kit only or combo wi	<b>*</b> `	
iBuild Model	Size (m2)	Enclosed	Other			P	Lockup [A] _incl. GST	Lining [B] incl. GSF	(Kitchen & College Batthroom)  [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 metro	JUI \$19,400 S	\$18,600	\$116,320	\$39,510
<b>BELGRAVE</b>	64.15	58.45	5.70	2	1	0	\$37,900 ntact	\$8,100	\$10,210	\$56,210	\$11,040
2 BEDROOM + STUDY	(m2)	E	o	d flat	pack h	nome ki erent st	\$78,320 metro \$78,320 metro \$78,320 metro \$37,900 mtact \$37,900 mtact \$1,000 mtact	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	<b>Kit</b> [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST
<b>BENDIGO</b>	166.20	98.06	66.14	ueg 30to	nograd	0	\$90,880	\$20,360	\$12,000	\$123,240	\$37,160
3 BEDROOM	(m2)	suppaying	timber costatel	frame h		P	Lockup [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C] incl. GST	<b>Kit</b> [A+B+C] incl. GST	Floor (incl. Deck) (Optional), _incl. GST
WODONGA	220.70	95:14	25.56	3	1	0	\$54,930	\$11,080	\$14,780	\$80,790	\$22,000
PENRITH O	V122.00	106.00	16.00	3	1	0	\$60,650	\$17,230	\$17,090	\$94,970	\$24,290
WOLLONGONG US	 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





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								choose Locku	Material Supply Only kit only or combo wil	th any other kits	
iBuild Model	Size (m2)	Enclosed	Other			P	\$75,930 metro \$75,930 metro \$75,930 metro \$76,970 mtacto \$201,910 tandard ates \$155,920 \$93,610  Lockup [A] incl. GST \$108,760	Lining [B] incl. GSP	Cative Final (Kitchen & Cheral 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 metro	18,0t0 s is	\$17,580	\$111,520	\$28,410
BANKSIA	187.73	114.42	73.31	3	1	0	\$76,970 ontact	\$18,050	\$17,300	\$112,320	\$38,840
SHEPPARTON	205.00	142.00	63.00	3	2	2	15 to 18201,916 tand	\$25,370	\$22,190	\$149,470	\$29,650
TOWNSVILLE - 44	271.78	221.38	50.40	3	1+ Y	1080 st	ates 155,920	\$32,770	\$21,720	\$210,410	\$57,220
BAIRSNDALE	159.85	130.23	29.62	ad Rati	Pacific	SLOL SU	\$93,610	\$19,320	\$22,170	\$135,100	\$36,490
3 BEDROOM + STUDY	(m2)	150.24 150.24	timber-fran	rector		P	<u>Lockup</u> [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C]	Kit [A+B+C] incl. GST	<b>Floor</b> (incl. Deck) (Optional) _incl. GST
TOWNSVILLE	206.96	150.24	at <mark>56,73</mark> 100	3 +	2	0	\$108,760	\$23,680	\$20,520	\$152,960	\$39,370
DARWIN		150:24 50:24 10:38 10:38 10:30	182.18	3+	3	2	\$120,600	\$24,910	\$14,130	\$159,640	\$38,740
<u>NOWRA</u>	220.09	0202.77	17.32	3 +	4	2	\$131,220	\$42,750	\$27,290	\$201,260	\$35,380
GRANDVIEW OF	271.78	196.58	75.20	3 +	3	0	\$162,030	\$28,950	\$32,110	\$223,090	\$37,730
4 BEDROOM	(m2)	E	0			P	Lockup [A] incl. GST	<u>Lining</u> [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





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										Material Supply On kit only or combo w	ith any other kits	
iBuild Model		Size (m2)	Enclosed	Other			P	Lockup [A] _incl. GST	Lining [B]indin incl. GST a d	### Final (Kitchen & Bathroom). [C] incl. GST    \$17,360   \$23,780   \$23,530   \$22,450   \$20,640   \$23,350   \$18,210   \$24,780   \$26,650   \$17,280	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	(10 816 817) 15 is is	\$17,360	\$175,410	\$26,540
SWAN HILL		157.94	138.21	19.73	4	2+	0	\$125,890 ntac	ard 17523,640	\$23,780	\$173,310	\$24,770
<u>SEACREST</u>		160.00	160.00	0.00	4	2+	O Kits	\$168,930 tano	\$31,150	\$23,530	\$223,610	\$34,630
ROCKHAMPTON		174.80	151.58	23.22	4	<b>2</b> γ	ogle state	103,130	\$25,680	\$22,450	\$151,260	\$30,290
<u>CAIRNS</u>		181.38	168.94	12.44	d fat	19201.	eren, aun,	\$106,190	\$22,490	\$20,640	\$149,320	\$38,040
BALLARAT		182.80	158.98	23.82 <sub>17</sub> 217	Jed adio	109 <sup>3</sup> 80	2	\$105,940	\$26,720	\$23,350	\$156,010	\$31,510
<b>BELLAVISTA</b>		218	127.8	tir90,2 cos	frange ,	2	0	\$89,780	\$18,420	\$18,210	\$126,410	\$43,920
PORT MACQUARIE		222.20	177.00	at 51,20tee	2	2+	0	\$163,700	\$30,430	\$24,780	\$218,910	\$38,110
NEWCASTLE		260.50	0/196.50	64.00	4	3	2	\$140,010	\$28,840	\$26,650	\$195,500	\$41,530
MAYBANK		273.60	196.50 0129.60	144.00	4	2	0	\$91,620	\$20,560	\$17,280	\$129,460	\$56,760
SPRINGWOOD	>○   F1 ⊞ [	390.32	327.44	62.88	4	2	2	\$184,140	\$42,650	\$27,090	\$253,880	\$63,900
VALLEX 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			P	Lockup [A] incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom), [C] incl. GST	<u>Kit</u> [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST





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									choose Lockup	Material Supply Onlikit only or combo w		
iBuild Model		Size (m2)	Enclosed	Other			P	\$99,180 met \$180,360 met \$202,140 tende \$137,360 \$166,900 \$164,250 \$164,250	Lining (B) incl. (ST)	Ative Final (Kitchen & Cules Bathroom), [C] Jalian Incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional), _incl. GST
ALBURY		229.93	191.41	38.52	4 +	2	0	\$99,180	10 81 2811 15 is c	\$19,850	\$145,590	\$40,630
CENTRAL COAST		242.00	183.00	59.00	4 +	2	0	\$180,360 ntac	31d inches	\$29,560	\$242,260	\$40,310
SAN REMO		288.30	236.00	52.30	4 +	3	1 Kitst	\$202,140 tanu	\$33,390	\$22,460	\$257,990	\$29,590
GEELONG		292.90	226.42	66.48	4 +	2 hc	of state	\$137,360	\$28,930	\$22,880	\$189,170	\$53,290
<u>DUBBO</u>		325.82	219.80	106.02	4/8/1	Pacifier	or any	\$166,900	\$49,290	\$35,170	\$251,360	\$40,420
5 BEDROOM		(m2)	E	timber-fra	mecros		P	<u>Lockup</u> [A] _incl. GST	Lining [B] incl. GST	Final (Kitchen & Bathroom) [C]	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional) _incl. GST
WAGGA WAGGA		490.51	308.58	0181.93 <sup>00</sup>	5	3	0	\$164,250	\$48,920	\$41,140	\$254,310	\$101,780
WAGGA WAGGA  5 BEDROOM + PARENT'S RETREAT  ROYAL ROSE  * The Property of the Parent's August 1990  7 BEDROOM + STUDY	iide is l	oa <mark>(m2)</mark> n Oaced on	building building	o o			P	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	\$188,040	\$43,670	\$32,660	\$264,370	\$56,070
7 BEDROOM + STUDY		(m2)	E	0			P	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	\$184,250	\$45,190	\$26,980	\$256,420	\$55,610





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						choose Lockup	Material Supply On kit only or combo w		
iBuild Model	Size (m2)	Enclosed	Other		Lockup [A] _incl. GST	Lining [B] cindi incl. GST	Final (Kitchen & Cule Bathroom) [C] incl. GST	Kit [A+B+C] incl. GST	Floor (incl. Deck) (Optional), _incl. GST
						in all sis	·O·		
2 BEDROOM (Metro Series)	(m2)	E	o		Lockup Me [A] Mind. GST Mid.	Lining Lining  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 Kits	0 W 95 5 tall 1	\$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:



🏫 Double Storey Kit Home Design