

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											
OAKDALE	23.93	20.75	3.18	1	1	0	\$16,840	\$6,020	\$7,090	\$29,950	\$5,050
YASS	23.93	20.75	3.18	1	1	0	\$16,220	\$6,020	\$7,090	\$29,330	\$5,050
STAWELL	21.30	18.30	3.00	1	1	0	\$17,860	\$6,020	\$6,470	\$30,350	\$4,750
OAKDALE 44	21.73	17.46	4.27	1	1	0	\$16,840	\$6,020	\$6,470	\$29,330	\$5,560
BERWICK	41.60	33.28	8.32	1	1	0	\$32,220	\$10,710	\$10,400	\$53,330	\$9,190
OXFORD	51.84	38.88	12.96	1	1	0	\$33,530	\$7,780	\$9,900	\$51,210	\$11,620
WHYALLA	58.40	44.00	14.40	1	1	0	\$40,300	\$8,690	\$12,220	\$61,210	\$12,730
PAKENHAM	59.80	44.97	14.83	1	1	0	\$38,420	\$9,570	\$11,410	\$59,400	\$13,330
KINGAROY	91.43	64.94	26.49	1	1	0	\$54,300	\$16,800	\$13,300	\$84,400	\$18,300
NEWMAN	91.61	42.17	49.44	1	1	0	\$47,670	\$10,710	\$10,910	\$69,290	\$22,020
BALLINA 46	93.79	67.83	25.96	1	1	0	\$53,930	\$11,110	\$11,210	\$76,250	\$19,190
BALLINA	98.36	59.86	38.50	1	1	0	\$52,820	\$10,200	\$13,230	\$76,250	\$20,810
MORNINGTON	54.90	47.10	7.80	1	1	0	\$34,040	\$8,480	\$9,040	\$51,560	\$11,920
BEGA	42.70	35.00	7.70	1	1	0	\$28,580	\$12,020	\$11,110	\$51,710	\$9,390

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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
ABBEY VIEW	103.66	91.06	12.60	2	1	0	\$64,300	\$23,500	\$12,900	\$100,700	\$11,000
PORTLAND	53.78	44.67	9.11	2	1	0	\$30,920	\$7,970	\$7,340	\$46,230	\$10,640
HORSHAM	45.24	36.84	8.40	2	1	0	\$29,120	\$6,460	\$11,840	\$47,420	\$8,120
ORANGE	59.70	59.70	0.00	2	1	0	\$45,740	\$10,320	\$8,610	\$64,670	\$15,470
HILLVIEW 44	59.87	51.29	8.58	2	1	1	\$45,900	\$10,560	\$12,500	\$68,960	\$14,090
PARRAMATTA	68.37	60.00	8.37	2	1	0	\$43,560	\$8,620	\$15,350	\$67,530	\$12,720
CASA BIANCA 42	75.69	75.69	0.00	2	1	0	\$49,480	\$14,560	\$11,740	\$75,780	\$14,290
CASA BIANCA	75.70	75.70	0.00	2	1	0	\$46,840	\$9,460	\$8,370	\$64,670	\$13,620
SALE	92.25	79.72	12.53	2	1	0	\$56,800	\$18,100	\$13,300	\$88,200	\$17,900
AVILA	78.00	60.00	18.00	2	1	0	\$44,250	\$8,750	\$12,520	\$65,520	\$14,700
EMERALD	78.00	66.50	11.50	2	1	0	\$50,590	\$12,100	\$11,580	\$74,270	\$14,750
MUDGE	76.70	58.80	17.90	2	1	0	\$51,380	\$11,420	\$9,810	\$72,610	\$17,260
ARMIDALE	82.08	62.64	19.44	2	1	0	\$45,520	\$8,900	\$14,070	\$68,490	\$15,590

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SEYMOUR	82.21	59.87	22.34	2	1	1	\$51,640	\$11,470	\$9,860	\$72,970	\$17,590
LAUNCESTON	83.63	70.30	13.33	2	1	0	\$56,480	\$12,300	\$11,170	\$79,950	\$21,920
BAYVIEW	84.00	71.20	12.80	2	1	0	\$58,140	\$12,760	\$10,470	\$81,370	\$17,760
MELROSE 44	90.52	73.74	16.78	2	1	0	\$61,780	\$12,630	\$11,030	\$85,440	\$18,950
MELROSE	91.11	68.95	22.16	2	1	0	\$52,200	\$16,500	\$14,800	\$83,500	\$18,100
ROMA	106.47	86.17	20.30	2	1	0	\$65,560	\$15,530	\$19,420	\$100,510	\$19,410
HILLVIEW	117.33	71.09	46.24	2	1	0	\$68,780	\$14,440	\$15,660	\$98,880	\$25,370
MELROSE 42	119.70	91.92	27.78	2	1	0	\$74,470	\$14,920	\$14,700	\$104,090	\$25,380
MACKAY	126.84	91.85	34.99	2	1	0	\$78,230	\$12,760	\$18,900	\$109,890	\$24,270
MOREE	129.5	96	33.5	2	1	0	\$71,710	\$13,350	\$17,810	\$102,870	\$29,560
EASTWOOD	133.40	73.10	60.30	2	1	0	\$70,180	\$15,580	\$14,110	\$99,870	\$30,180
TAMWORTH 44	156.26	93.38	62.88	2	1	0	\$97,870	\$19,710	\$17,240	\$134,820	\$39,420
WESTWOOD	182.50	87.20	95.30	2	2	0	\$97,020	\$17,750	\$14,970	\$129,740	\$39,480
TAMWORTH	191.00	123.00	68.00	2	2	0	\$80,690	\$19,990	\$19,170	\$119,850	\$40,710
BELGRAVE	64.15	58.45	5.70	2	1	0	\$39,050	\$9,380	\$12,760	\$61,190	\$11,370
ARARAT	85.34	78.34	7.00	2	1	0	\$50,710	\$14,490	\$10,930	\$76,130	\$15,790

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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
AVILA SSD	78.00	60.00	18.00	2	1	0	\$44,250	\$8,750	\$12,520	\$65,520	\$14,700
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	\$93,640	\$20,980	\$12,360	\$126,980	\$38,290
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	\$71,910	\$14,090	\$14,650	\$100,650	\$23,130
PENRITH	122.00	106.00	16.00	3	1	0	\$62,490	\$17,750	\$17,600	\$97,840	\$25,030
WOLLONGONG	127.80	102.24	25.56	3	2	0	\$74,530	\$20,400	\$13,740	\$108,670	\$29,480
BUNBURY	128.00	97.00	31.00	3	1	0	\$81,740	\$18,270	\$15,830	\$115,840	\$29,000
LISMORE	141.69	116.20	25.49	3	2	0	\$87,650	\$20,310	\$15,440	\$123,400	\$28,480
GLADSTONE	149.21	138.51	10.70	3	2	0	\$73,480	\$22,320	\$19,550	\$115,350	\$21,380
BUNDABERG	153.00	109.00	44.00	3	1	0	\$78,230	\$18,550	\$18,120	\$114,900	\$29,270
BANKSIA	187.73	114.42	73.31	3	1	0	\$101,700	\$18,590	\$17,820	\$138,110	\$40,990
SHEPPARTON	184.27	153.70	30.57	3	2	2	\$105,000	\$26,140	\$22,860	\$154,000	\$30,550

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TOWNSVILLE - 44	271.78	221.38	50.40	3	1+	0	\$160,640	\$33,760	\$22,380	\$216,780	\$58,950
BAIRSNDALE	159.85	130.23	29.62	3	2	0	\$96,460	\$19,910	\$22,840	\$139,210	\$37,590
WARRNAMBOOL	185.10	133.16	51.90	3	2	0	\$84,160	\$16,190	\$14,130	\$114,480	\$38,600
HORNSBY	120.92	95.45	25.47	3	1	1	\$71,910	\$26,060	\$17,270	\$115,240	\$23,130
3 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
TOWNSVILLE	(m2) 206.96	E 150.24	O 56.72	3+	2	0	\$112,060	\$24,400	\$21,150	\$157,610	\$40,560
DARWIN	216.48	182.18	182.18	3+	3	2	\$124,260	\$25,660	\$14,550	\$164,470	\$39,920
NOWRA	220.09	202.77	17.32	3+	4	2	\$135,200	\$44,050	\$28,120	\$207,370	\$36,450
GRANDVIEW	271.78	196.58	75.20	3+	3	0	\$166,940	\$29,830	\$33,080	\$229,850	\$38,870
4 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
TOOWOOMBA	(m2) 154.00	E 134.00	O 20.00	4	2	0	\$78,680	\$18,880	\$16,600	\$114,160	\$26,670
HUNTER VALLEY	157.30	147.41	9.89	4	3	1	\$123,710	\$39,120	\$17,890	\$180,720	\$27,350
SWAN HILL	157.94	138.21	19.73	4	2+	0	\$129,700	\$24,360	\$24,500	\$178,560	\$25,520

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iBuild Model	Size (m2)	Enclosed	Other				Lockup	Lining	Final	Kit	Floor			
							[A] incl. GST	[B] incl. GST	(Kitchen & Bathroom) [C] incl. GST	[A+B+C] incl. GST	(incl. Deck) (Optional) incl. GST			
SEACREST	160.00	160.00	0.00	4	2+	0	\$174,050	\$32,090	\$24,250	\$230,390	\$35,680			
ROCKHAMPTON	174.80	151.58	23.22	4	2	2	\$106,250	\$26,460	\$23,130	\$155,840	\$31,210			
CAIRNS	181.38	168.94	12.44	4	2+	0	\$109,400	\$23,170	\$21,270	\$153,840	\$39,190			
BALLARAT	182.80	158.98	23.82	4	2	2	\$109,150	\$27,530	\$24,060	\$160,740	\$32,470			
BELLAVISTA	218	127.8	90.2	4	2	0	\$92,510	\$18,980	\$18,760	\$130,250	\$45,250			
PORT MACQUARIE	222.20	171.00	51.20	2	2+	0	\$168,660	\$31,350	\$25,530	\$225,540	\$39,260			
NEWCASTLE	260.50	196.50	64.00	4	3	2	\$144,250	\$29,710	\$27,460	\$201,420	\$42,790			
MAYBANK	273.18	128.77	144.41	4	2	0	\$115,010	\$21,500	\$16,920	\$153,430	\$62,210			
SPRINGWOOD	390.32	327.44	62.88	4	2	2	\$189,720	\$43,950	\$27,910	\$261,580	\$65,840			
VALLEY HEIGHTS	204.17	166.70	37.47	4	3+	0	\$140,550	\$20,430	\$19,500	\$180,480	\$26,560			
										Lockup	Lining	Final	Kit	Floor
										[A] incl. GST	[B] incl. GST	(Kitchen & Bathroom) [C] incl. GST	[A+B+C] incl. GST	(incl. Deck) (Optional) incl. GST
4 BEDROOM + STUDY	(m2)	E	O											
ALBURY	229.93	191.41	38.52	4 +	2	0	\$102,180	\$27,370	\$20,450	\$150,000	\$41,860			
CENTRAL COAST	242.00	183.00	59.00	4 +	2	0	\$185,820	\$33,320	\$30,460	\$249,600	\$41,530			
SAN REMO	288.30	236.00	52.30	4 +	3	1	\$208,260	\$34,400	\$23,140	\$265,800	\$30,490			

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GEELONG	292.90	226.42	66.48	4 +	2	0	\$141,520	\$29,810	\$23,570	\$194,900	\$54,900
DUBBO	325.82	219.80	106.02	4 +	2	1	\$171,960	\$50,780	\$36,240	\$258,980	\$41,640
WOY WOY	155.48	126.94	28.54	4	2	1	\$91,060	\$19,380	\$25,500	\$135,940	\$29,840
5 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
WAGGA WAGGA	490.51	308.58	181.93	5	3	0	\$169,230	\$50,400	\$42,390	\$262,020	\$104,870
5 BEDROOM + PARENT'S RETREAT	(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
ROYAL ROSE	337.52	321.55	15.97	5+	3	0	\$193,740	\$45,000	\$33,650	\$272,390	\$57,770
7 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
GOLD COAST	390.56	281.04	109.52	7 +	3	0	\$189,830	\$46,560	\$27,800	\$264,190	\$57,300

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1 BEDROOM (Designer 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
RICHMOND	47.88	39.81	8.07	1	1	0	\$42,620	\$10,000	\$10,000	\$62,620	\$10,500
OAKDALE MV	25.30	20.84	4.46	1	1	0	\$23,980	\$6,640	\$6,640	\$37,260	\$5,560
CARLTON	58.76	41.96	16.08	1	1	0	\$43,730	\$9,600	\$14,040	\$67,370	\$13,230
2 BEDROOM (Designer 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
FRANKSTON	85.00	60.00	25.00	2	1	0	\$49,380	\$11,820	\$11,310	\$72,510	\$16,780
HILLVIEW 44 MV	Hi	57.23	6.31	2	1	0	\$50,410	\$11,100	\$9,440	\$70,950	\$11,880
PORTLAND MV	52.60	44.10	8.50	2	1	0	\$40,100	\$9,560	\$7,950	\$57,610	\$10,460

- 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