

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	\$17,010	\$6,080	\$7,160	\$30,250	\$5,100
YASS	23.93	20.75	3.18	1	1	0	\$16,380	\$6,080	\$7,160	\$29,620	\$5,100
STAWELL	21.30	18.30	3.00	1	1	0	\$18,040	\$6,080	\$6,530	\$30,650	\$4,800
OAKDALE 44	21.73	17.46	4.27	1	1	0	\$17,010	\$6,080	\$6,530	\$29,620	\$5,620
BERWICK	41.60	33.28	8.32	1	1	0	\$32,540	\$10,820	\$10,500	\$53,860	\$9,280
OXFORD	51.84	38.88	12.96	1	1	0	\$33,870	\$7,860	\$10,000	\$51,730	\$11,740
WHYALLA	58.40	44.00	14.40	1	1	0	\$40,700	\$8,780	\$12,340	\$61,820	\$12,860
PAKENHAM	59.80	44.97	14.83	1	1	0	\$38,800	\$9,670	\$11,520	\$59,990	\$13,460
KINGAROY	91.43	64.94	26.49	1	1	0	\$54,840	\$16,970	\$13,430	\$85,240	\$18,480
NEWMAN	91.61	42.17	49.44	1	1	0	\$48,150	\$10,820	\$11,020	\$69,990	\$22,240
BALLINA 46	93.79	67.83	25.96	1	1	0	\$54,470	\$11,220	\$11,320	\$77,010	\$19,380
BALLINA	98.36	59.86	38.50	1	1	0	\$53,350	\$10,300	\$13,360	\$77,010	\$21,020
MORNINGTON	54.90	47.10	7.80	1	1	0	\$34,380	\$8,560	\$9,130	\$52,070	\$12,040
BEGA	42.70	35.00	7.70	1	1	0	\$28,870	\$12,140	\$11,220	\$52,230	\$9,480

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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	\$64,940	\$23,740	\$13,030	\$101,710	\$11,110
PORTLAND	52.60	44.10	8.50	2	1	0	\$32,500	\$8,700	\$8,100	\$49,300	\$10,600
HORSHAM	45.24	36.84	8.40	2	1	0	\$29,800	\$8,700	\$10,700	\$49,200	\$9,800
ORANGE	59.99	59.99	0.00	2	1	0	\$42,020	\$13,840	\$10,000	\$65,860	\$11,900
HILLVIEW 44	59.09	51.29	7.80	2	1	1	\$40,400	\$14,200	\$13,100	\$67,700	\$11,700
PARRAMATTA	68.37	60.00	8.37	2	1	0	\$43,900	\$10,500	\$10,900	\$65,300	\$13,900
CASA BIANCA 42	81.70	75.70	6.00	2	1	0	\$49,900	\$15,370	\$14,200	\$79,470	\$15,600
CASA BIANCA	81.70	75.70	6.00	2	1	0	\$49,900	\$12,300	\$14,200	\$76,400	\$15,600
SALE	92.25	79.72	12.53	2	1	0	\$57,370	\$18,280	\$13,430	\$89,080	\$18,080
AVILA	78.00	60.00	18.00	2	1	0	\$45,960	\$13,840	\$10,000	\$69,800	\$15,760
EMERALD	78.00	66.50	11.50	2	1	0	\$47,600	\$16,100	\$13,000	\$76,700	\$15,200
MUDGE	76.70	58.80	17.90	2	1	0	\$51,890	\$11,530	\$9,910	\$73,330	\$17,430
ARMIDALE	82.08	62.64	19.44	2	1	0	\$47,800	\$10,900	\$10,900	\$69,600	\$16,400

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SEYMOUR	82.21	59.87	22.34	2	1	1	\$51,600	\$10,700	\$14,600	\$76,900	\$16,600
LAUNCESTON	83.63	70.30	13.33	2	1	0	\$57,040	\$12,420	\$11,280	\$80,740	\$22,140
BAYVIEW	84.00	71.20	12.80	2	1	0	\$58,720	\$12,890	\$10,570	\$82,180	\$17,940
MELROSE 44	90.52	73.74	16.78	2	1	0	\$59,900	\$14,900	\$12,500	\$87,300	\$18,200
MELROSE	90.54	68.54	22.00	2	1	0	\$55,100	\$14,800	\$13,800	\$83,700	\$18,100
ROMA	112.51	87.08	25.43	2	1	0	\$65,900	\$15,690	\$16,610	\$98,200	\$22,400
HILLVIEW	117.33	71.09	46.24	2	1	0	\$69,470	\$14,580	\$15,820	\$99,870	\$25,620
MELROSE 42	119.70	91.92	27.78	2	1	0	\$73,900	\$19,100	\$13,800	\$106,800	\$23,900
MACKAY	119.00	92.76	26.24	2	1	0	\$75,600	\$14,700	\$17,400	\$107,700	\$24,500
MOREE	129.5	96	33.5	2	1	0	\$72,430	\$13,480	\$17,990	\$103,900	\$29,860
EASTWOOD	133.40	73.10	60.30	2	1	0	\$70,880	\$15,740	\$14,250	\$100,870	\$30,480
TAMWORTH 44	156.26	93.38	62.88	2	1	0	\$89,500	\$19,400	\$16,600	\$125,500	\$34,900
WESTWOOD	182.50	87.20	95.30	2	2	0	\$89,000	\$18,200	\$19,000	\$126,200	\$43,400
TAMWORTH	191.02	122.32	68.88	2	2	0	\$99,800	\$23,500	\$23,700	\$147,000	\$39,600
BELGRAVE	64.15	58.45	5.70	2	1	0	\$39,400	\$9,700	\$12,500	\$61,600	\$12,300
ARARAT	85.34	78.34	7.00	2	1	0	\$51,220	\$14,630	\$11,040	\$76,890	\$15,950

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AVILA SSD	78.00	60.00	18.00	2	1	0	\$42,020	\$13,840	\$10,000	\$65,860	\$15,760
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	\$94,580	\$21,190	\$12,480	\$128,250	\$38,670
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	\$72,630	\$14,230	\$14,800	\$101,660	\$23,360
PENRITH	122.00	106.00	16.00	3	1	0	\$63,110	\$17,930	\$17,780	\$98,820	\$25,280
WOLLONGONG	127.80	102.24	25.56	3	2	0	\$75,280	\$20,600	\$13,880	\$109,760	\$29,770
BUNBURY	128.00	97.00	31.00	3	1	0	\$82,560	\$18,450	\$15,990	\$117,000	\$29,290
LISMORE	141.69	116.20	25.49	3	2	0	\$88,530	\$20,510	\$15,590	\$124,630	\$28,760
GLADSTONE	149.21	138.51	10.70	3	2	0	\$74,210	\$22,540	\$19,750	\$116,500	\$21,590
BUNDABERG	153.15	109.60	44.55	3	1	0	\$79,300	\$20,000	\$20,200	\$119,500	\$31,000
BANKSIA	187.73	114.42	73.31	3	1	0	\$102,720	\$18,780	\$18,000	\$139,500	\$41,400
SHEPPARTON	184.27	153.70	30.57	3	2	2	\$106,050	\$26,400	\$23,090	\$155,540	\$30,860

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TOWNSVILLE - 44	271.78	221.38	50.40	3	1+	0	\$162,250	\$34,100	\$22,600	\$218,950	\$59,540	
BAIRSNDALE	159.85	130.23	29.62	3	2	0	\$97,420	\$20,110	\$23,070	\$140,600	\$37,970	
WARRNAMBOOL	185.10	133.16	51.90	3	2	0	\$85,000	\$16,350	\$14,270	\$115,620	\$38,990	
HORNSBY	120.92	95.45	25.47	3	1	1	\$72,630	\$26,320	\$17,440	\$116,390	\$23,360	
										Material Supply Only		
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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	\$113,180	\$24,640	\$21,360	\$159,180	\$40,970	
DARWIN	216.48	182.18	182.18	3+	3	2	\$125,500	\$25,920	\$14,700	\$166,120	\$40,320	
NOWRA	220.09	202.77	17.32	3+	4	2	\$136,550	\$44,490	\$28,400	\$209,440	\$36,810	
GRANDVIEW	271.78	196.58	75.20	3+	3	0	\$168,610	\$30,130	\$33,410	\$232,150	\$39,260	
										Material Supply Only		
										choose Lockup kit only or combo with any other kits		
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	\$79,470	\$19,070	\$16,770	\$115,310	\$26,940	
HUNTER VALLEY	157.30	147.41	9.89	4	3	1	\$124,950	\$39,510	\$18,070	\$182,530	\$27,620	
SWAN HILL	157.94	138.21	19.73	4	2+	0	\$131,000	\$24,600	\$24,750	\$180,350	\$25,780	

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SEACREST	160.00	160.00	0.00	4	2+	0	\$175,790	\$32,410	\$24,490	\$232,690	\$36,040
ROCKHAMPTON	174.80	151.58	23.22	4	2	2	\$107,310	\$26,720	\$23,360	\$157,390	\$31,520
CAIRNS	181.38	168.94	12.44	4	2+	0	\$110,490	\$23,400	\$21,480	\$155,370	\$39,580
BALLARAT	182.80	158.98	23.82	4	2	2	\$110,240	\$27,810	\$24,300	\$162,350	\$32,790
BELLAVISTA	218	127.8	90.2	4	2	0	\$93,440	\$19,170	\$18,950	\$131,560	\$45,700
PORT MACQUARIE	222.20	171.00	51.20	2	2+	0	\$170,350	\$31,660	\$25,790	\$227,800	\$39,650
NEWCASTLE	260.50	196.50	64.00	4	3	2	\$145,690	\$30,010	\$27,730	\$203,430	\$43,220
MAYBANK	273.18	128.77	144.41	4	2	0	\$116,160	\$21,720	\$17,090	\$154,970	\$62,830
SPRINGWOOD	390.32	327.44	62.88	4	2	2	\$191,620	\$44,390	\$28,190	\$264,200	\$66,500
VALLEY HEIGHTS	204.17	166.70	37.47	4	3+	0	\$141,960	\$20,630	\$19,700	\$182,290	\$26,830
4 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
ALBURY	229.93	191.41	38.52	4 +	2	0	\$103,200	\$27,640	\$20,650	\$151,490	\$42,280
CENTRAL COAST	242.00	183.00	59.00	4 +	2	0	\$187,680	\$33,650	\$30,760	\$252,090	\$41,950
SAN REMO	288.30	236.00	52.30	4 +	3	1	\$210,340	\$34,740	\$23,370	\$268,450	\$30,790

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GEELONG	292.90	226.42	66.48	4 +	2	0	\$142,940	\$30,110	\$23,810	\$196,860	\$55,450
DUBBO	325.82	219.80	106.02	4 +	2	1	\$173,680	\$51,290	\$36,600	\$261,570	\$42,060
WOY WOY	155.48	126.94	28.54	2+2	1+1	1	\$91,970	\$19,570	\$25,760	\$137,300	\$30,140
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	\$170,920	\$50,900	\$42,810	\$264,630	\$105,920
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	\$195,680	\$45,450	\$33,990	\$275,120	\$58,350
6 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
DOUBLE BAY	281.96	286.12	13.84	3+3	2+2	1+1	\$198,000	\$52,000	\$37,000	\$287,000	\$44,200
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	\$191,730	\$47,030	\$28,080	\$266,840	\$57,870

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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	\$43,050	\$10,100	\$10,100	\$63,250	\$10,610
OAKDALE MV	25.30	20.84	4.46	1	1	0	\$24,220	\$6,710	\$6,710	\$37,640	\$5,620
CARLTON	58.76	41.96	16.08	1	1	0	\$44,170	\$9,700	\$14,180	\$68,050	\$13,360
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
HAWTHORN	85.00	60.00	25.00	2	1	0	\$50,800	\$16,100	\$10,000	\$76,900	\$17,300
HILLVIEW 44 MV	63.54	57.23	6.31	2	1	0	\$49,800	\$15,700	\$11,600	\$77,100	\$12,200
PORTLAND MV	52.60	44.10	8.50	2	1	0	\$39,900	\$11,100	\$9,000	\$60,000	\$10,600

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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
WOY WOY	155.48	126.94	28.54	2	1	1	\$91,970	\$19,570	\$25,760	\$137,300	\$30,140
DOUBLE BAY	281.96	286.12	13.84	3	2	1	\$198,000	\$52,000	\$37,000	\$287,000	\$44,200

- 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