











































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.

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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	\$18,520	\$3,800	\$9,880	\$32,200	\$3,440
YASS		20.42	17.22	3.20	1	1	0	\$16,980	\$3,800	\$9,880	\$30,660	\$3,440
OAKDALE 44		21.73	17.46	4.27	1	1	0	\$22,710	\$5,480	\$6,210	\$34,400	\$5,750
BERWICK		41.60	33.28	8.32	1	1	0	\$32,990	\$8,550	\$9,010	\$50,550	\$10,390
OXFORD		51.84	38.88	12.96	1	1	0	\$28,200	\$5,640	\$10,910	\$44,750	\$9,000
OXFORD 44		53.18	40.29	12.89	1	1	0	\$36,460	\$7,250	\$8,390	\$52,100	\$14,190
WHYALLA		58.40	44.00	14.40	1	1	0	\$39,780	\$6,990	\$12,340	\$59,110	\$11,040
PAKENHAM		63.12	45.63	17.49	1	1	0	\$37,630	\$9,150	\$11,750	\$58,530	\$15,210
KINGAROY		91.43	64.94	26.49	1	1	0	\$55,220	\$12,810	\$10,750	\$78,780	\$18,710
NEWMAN		91.61	42.17	49.44	1	1	0	\$48,100	\$10,290	\$11,820	\$70,210	\$20,220
BALLINA 46		93.79	67.83	25.96	1	1	0	\$55,140	\$11,780	\$10,450	\$77,370	\$23,850
BALLINA		98.36	59.86	38.50	1	1	0	\$46,020	\$9,610	\$9,220	\$64,850	\$17,210
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2 BEDROOM		(m2)	E	O				Lockup [A]	Lining [B]	Final (Kitchen &	Kit [A+B+C]	Floor (incl. Deck)
PORTLAND		45.24	36.84	8.40	2	1	0	\$27,980	\$6,220	\$11,080	\$45,280	\$7,800
HORSHAM		45.24	36.84	8.40	2	1	0	\$37,330	\$9,140	\$9,350	\$55,820	\$11,310
ORANGE		59.70	59.70	0.00	2	1	0	\$43,960	\$9,920	\$8,280	\$62,160	\$14,870
HILLVIEW 44		59.87	51.29	8.58	2	1	1	\$44,110	\$10,160	\$12,020	\$66,290	\$13,530
PARRAMATTA		68.37	60.00	8.37	2	1	0	\$41,370	\$8,290	\$14,750	\$64,410	\$12,230
CASA BIANCA 42		75.69	75.69	0.00	2	1	0	\$51,840	\$11,950	\$10,990	\$74,780	\$17,610
CASA BIANCA		75.70	75.70	0.00	2	1	0	\$44,600	\$10,820	\$15,380	\$70,800	\$13,730
SALE		77.10	73.60	3.46	2	1	0	\$48,840	\$10,470	\$7,800	\$67,110	\$16,160
AVILA		78.00	60.00	18.00	2	1	0	\$42,020	\$8,410	\$12,040	\$62,470	\$14,130
EMERALD		78.00	66.50	11.50	2	1	0	\$46,150	\$11,530	\$14,400	\$72,080	\$13,680
MUDGE		81.96	60.02	21.94	2	1	0	\$48,880	\$10,980	\$9,420	\$69,280	\$16,580
ARMIDALE		82.08	62.64	19.44	2	1	0	\$43,740	\$8,540	\$13,510	\$65,790	\$14,990
SEYMOUR		82.21	59.87	22.34	2	1	1	\$49,130	\$11,030	\$9,470	\$69,630	\$16,910


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LAUNCESTON		83.63	70.30	13.33	2	1	0	\$54,280	\$11,820	\$10,730	\$76,830	\$21,070
BAYVIEW		84.21	71.49	12.72	2	1	0	\$55,380	\$12,260	\$10,070	\$77,710	\$17,070
MELROSE 44		90.52	73.74	16.78	2	1	0	\$59,370	\$12,140	\$10,590	\$82,100	\$18,210
MELROSE		91.11	68.95	22.16	2	1	0	\$55,240	\$9,070	\$15,830	\$80,140	\$17,120
ABBAY VIEW		94.71	61.34	33.37	2	2	0	\$102,000	\$14,070	\$17,200	\$133,270	\$24,640
ROMA		106.47	86.17	20.30	2	1	0	\$63,000	\$14,930	\$18,660	\$96,590	\$18,650
HILLVIEW		117.33	71.09	46.24	2	1	0	\$66,100	\$13,880	\$15,050	\$95,030	\$24,380
MELROSE 42		119.70	91.92	27.78	2	1	0	\$71,560	\$14,340	\$14,130	\$100,030	\$24,390
MACKAY		124.00	93.00	31.00	2	1	0	\$75,180	\$12,260	\$18,160	\$105,600	\$23,320
MOREE		129.5	96	33.5	2	1	0	\$68,910	\$12,830	\$17,120	\$98,860	\$28,410
EASTWOOD		133.40	73.10	60.30	2	1	0	\$65,960	\$15,130	\$13,690	\$94,780	\$27,740
TAMWORTH 44		156.26	93.38	62.88	2	1	0	\$94,050	\$18,940	\$16,560	\$129,550	\$37,880
WESTWOOD		172.80	75.60	97.20	2	2	0	\$85,840	\$16,350	\$20,380	\$122,570	\$42,720
TAMWORTH		191.00	123.00	68.00	2	2	0	\$77,540	\$19,210	\$18,420	\$115,170	\$39,120

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							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 + 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		166.20	98.06	66.14	2 +	2	0	\$89,980	\$20,160	\$11,880	\$122,020	\$36,790
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	\$54,390	\$10,970	\$14,630	\$79,990	\$21,780
BAYVIEW		129.60	103.68	25.92	3 +	1	0	\$55,380	\$12,260	\$10,070	\$77,710	\$17,070
WOLLONGONG		127.80	102.24	25.56	3	2	0	\$71,620	\$19,600	\$13,210	\$104,430	\$28,330
BUNBURY		128.00	97.00	31.00	3	1	0	\$78,550	\$17,550	\$15,210	\$111,310	\$27,870
LISMORE		141.69	116.20	25.49	3	2	0	\$84,230	\$19,510	\$14,840	\$118,580	\$27,370
GLADSTONE		149.21	138.51	10.70	3	2	0	\$70,610	\$21,450	\$18,790	\$110,850	\$20,540
BUNDABERG		153.00	109.00	44.00	3	1	0	\$75,180	\$17,830	\$17,410	\$110,420	\$28,130
BANKSIA		187.73	114.42	73.31	3	1	0	\$76,210	\$17,870	\$17,130	\$111,210	\$38,460
SHEPPARTON		205.00	142.00	63.00	3	2	2	\$100,900	\$25,120	\$21,970	\$147,990	\$29,360








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TOWNSVILLE - 44		271.78	221.38	50.40	3	1+	0	\$154,380	\$32,450	\$21,500	\$208,330	\$56,650
								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>
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	\$107,680	\$23,450	\$20,320	\$151,450	\$38,980
DARWIN		216.48	182.18	182.18	3 +	3	2	\$119,410	\$24,660	\$13,990	\$158,060	\$38,360
NOWRA		220.09	202.77	17.32	3 +	4	2	\$129,920	\$42,330	\$27,020	\$199,270	\$35,030
GRANDVIEW		271.78	196.58	75.20	3 +	3	0	\$160,430	\$28,660	\$31,790	\$220,880	\$37,360
								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>
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	\$75,610	\$18,140	\$15,960	\$109,710	\$25,630
HUNTER VALLEY		157.30	147.41	9.89	4	3	1	\$118,890	\$37,590	\$17,190	\$173,670	\$26,280
SEACREST		160.00	160.00	0.00	4	2+	0	\$167,260	\$30,840	\$23,300	\$221,400	\$34,290
ROCKHAMPTON		174.80	151.58	23.22	4	2	2	\$102,110	\$25,430	\$22,230	\$149,770	\$29,990
CAIRNS		181.38	168.94	12.44	4	2+	0	\$105,140	\$22,270	\$20,440	\$147,850	\$37,660

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<u>BALLARAT</u>		182.80	158.98	23.82	4	2	2	\$104,890	\$26,460	\$23,120	\$154,470	\$31,200
<u>BELLAVISTA</u>		218	127.8	90.2	4	2	0	\$88,890	\$18,240	\$18,030	\$125,160	\$43,490
<u>PORT MACQUARIE</u>		222.20	171.00	51.20	2	2+	0	\$162,080	\$30,130	\$24,530	\$216,740	\$37,730
<u>NEWCASTLE</u>		260.50	196.50	64.00	4	3	2	\$138,620	\$28,550	\$26,390	\$193,560	\$41,120
<u>MAYBANK</u>		273.60	129.60	144.00	4	2	0	\$90,710	\$20,360	\$17,110	\$128,180	\$56,200
<u>SPRINGWOOD</u>		390.32	327.44	62.88	4	2	2	\$182,320	\$42,230	\$26,820	\$251,370	\$63,270
								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>
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>
<u>ALBURY</u>		229.93	191.41	38.52	4 +	2	0	\$98,200	\$26,300	\$19,650	\$144,150	\$40,230
<u>CENTRAL COAST</u>		242.00	183.00	59.00	4 +	2	0	\$178,570	\$32,020	\$29,270	\$239,860	\$39,910
<u>SAN REMO</u>		288.30	236.00	52.30	4 +	3	1	\$200,140	\$33,060	\$22,240	\$255,440	\$29,300
<u>GEE LONG</u>		292.90	226.42	66.48	4 +	2	0	\$136,000	\$28,640	\$22,650	\$187,290	\$52,760
<u>DUBBO</u>		325.82	219.80	106.02	4 +	2	1	\$165,250	\$48,800	\$34,820	\$248,870	\$40,020
								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>

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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	\$162,620	\$48,440	\$40,730	\$251,790	\$100,770
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	\$186,180	\$43,240	\$32,340	\$261,760	\$55,510
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	\$182,430	\$44,740	\$26,710	\$253,880	\$55,060

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

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