



YOUR CONSTRUCTION PROFILE REPORT

PROJECT ADDRESS

55 Red Street, Melbourne

DATE CREATED

01 May 2025

RAPID PRO ESTIMATE

Estimating Online form a critical part of a home owner journey to ensure a build is completed within a financial budget

PRELIMINARIES & SITE COSTINGS

STRUCTURAL COSTINGS

FINISHING COSTINGS

OVERHEADS

BUILDERS FEES

ADDITIONAL CONSTRUCTION COSTINGS

WHAT'S IN THIS REPORT?

Rapid PRO Estimate is based on historical data that evaluates Site conditions, Build complexity, Budget & selection of Builder to produce a construction estimation price guide.

Each question we ask will define your construction price based on your answers. The historical data we use is based on over 10 years of estimating experience.

Built by Estimators.

Rapid Estimate Pro Results

BASE ESTIMATED CONSTRUCTION PRICE

PRELIMINARIES & SITE COSTINGS
STRUCTURAL COSTINGS
FINISHING COSTINGS
OVERHEADS

\$1,289,946.45 - \$1,342,597.33

ADDITIONAL CONSTRUCTION COSTINGS

\$872,360.00 - \$964,120.00

BUILDERS FEES

\$389,215.16 - \$415,209.12

TOTAL ESTIMATED CONSTRUCTION COST

AMOUNT EXCLUDING GST

\$2,551,521.61 - \$2,721,926.45

GOODS & SERVICES TAX

\$255,152.16 - \$272,192.64

AMOUNT INCLUDING GST

\$2,806,673.77 - \$2,994,119.09

IMPORTANT INFORMATION

This Estimating Online estimate is not personal advice or a recommendation. It contains general information only and does not take into account your personal needs and financial circumstances. It is for personal use only. While Estimating Online has endeavoured to ensure that the information in this report is accurate as at the date this report was created, the information may change and Estimating Online takes no responsibility for any error or omission relating to this information.

DETAILED ESTIMATING ANSWERS

CONTACT INFORMATION

BUILDER: Estimating Online

CONTACT NAME: Rick Hughes

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ESTIMATING ANSWERS

STATE: VIC

COMPLEXITY: Medium

FIXTURES & FITTINGS BUDGET: Low

TYPE OF BUILDER: Custom Builder

LOCATION: Within 10km of major city

MAIN ROAD: Located on a main road

COASTAL LOCATION: Located within 1km of breaking surf

BUILDING AREA: 533m²

DEMOLITION: 51 - 65 m²

FLAT SITE: Yes

BUILDING MATERIAL: Standard Material

HOUSE TYPE: Double Storey

NUMBER BEDROOMS: 8

NUMBER BATHROOMS: 5

DATE CREATED: 01 May 2025

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ADDITIONAL CONSTRUCTION COSTINGS

EARTHWORKS & CIVIL

\$163,060 - \$180,230

1	Sloping Site : up to 95m2	\$19,950 - \$22,050
2	Sloping Site : up to 120m2	\$44,460 - \$49,140
1	Sloping Site with Structural Changes : up to 95m2	\$36,820 - \$40,690
1	Access Track : 10m	\$1,430 - \$1,580
1	PS : Hard Digging up to \$ 5,000	\$4,750 - \$5,250
1	PS : Shoring up to \$ 19,000	\$18,050 - \$19,950
1	PS : Traffic Management up to \$ 9,000	\$8,550 - \$9,450
1	PS : Backfill Sand up to \$ 5,600	\$5,320 - \$5,880
1	PS : Excessive Sand Removal from Site up to \$ 9,250	\$8,790 - \$9,720
1	PS : Tree Removal up to \$ 10,500	\$9,980 - \$11,030
2	3000L Rainwater Tank	\$4,960 - \$5,490

CONCRETE

\$42,290 - \$46,740

2	Additional Internal Footing up to 35m	\$13,030 - \$14,400
2	Additional Internal Footing up to 50m	\$18,610 - \$20,570
2	12 x Bored Pier up to 1.5m (d)	\$10,650 - \$11,770

WINDOWS

\$36,250 - \$40,040

1	Awning Windows x 1	\$270 - \$290
2	Awning Windows x 3	\$1,570 - \$1,730
2	Double Hung Window x 3	\$1,610 - \$1,780
2	Louvre Window x 1	\$700 - \$770
4	Sliding Door x 3 Lite	\$23,620 - \$26,100
2	External Pivot Door	\$8,480 - \$9,370

ADDITIONAL CONSTRUCTION COSTINGS

EXTERNAL WALL

\$32,030 - \$35,390

1	3m (h) Feature Solid Timber inlieu of Paint Finish up to 12m	\$4,430 - \$4,890
1	3m (h) Feature Solid Timber inlieu of Paint Finish up to 50m	\$18,420 - \$20,360
1	3m (h) Face Brick inlieu of Paint Finish up to 12m	\$1,780 - \$1,970
1	3m (h) Face Brick inlieu of Paint Finish up to 50m	\$7,400 - \$8,170

ROOFING & ELEVATIONS

\$19,170 - \$21,180

2	Box Gutter up to 25m	\$4,520 - \$4,990
2	Window Hood x 1	\$2,600 - \$2,870
1	Internal Timber Wall Panelling up to 5m	\$2,190 - \$2,420
2	Timber Pergola up to 10m2	\$9,860 - \$10,900

KITCHEN

\$81,910 - \$90,540

1	Stone Bench top up to 10m	\$8,690 - \$9,600
1	Stone Bench top up to 15m	\$12,540 - \$13,860
1	Overhead Cupboards up to 8m	\$4,630 - \$5,120
2	Additional Bank 4 x Drawers	\$820 - \$910
2	Pot Drawers x 1	\$450 - \$500
2	Bin Drawer	\$540 - \$600
2	Feature Splashback up to 8m	\$14,170 - \$15,660
2	Double Doors Feature Pantry	\$7,410 - \$8,190
2	Wine Cellar Unit up to 2m	\$12,400 - \$13,710
2	Feature Track Lighting x 1	\$1,020 - \$1,130
1	New Kitchen with up to 7m cabinets	\$19,240 - \$21,260

ADDITIONAL CONSTRUCTION COSTINGS

LAUNDRY

\$29,310 - \$32,390

1	Stone Bench top up to 8m	\$7,720 - \$8,530
1	Overhead Cupboards up to 8m	\$4,630 - \$5,120
1	Feature Splashback up to 5m	\$5,060 - \$5,590
3	Laminated Linen Cupboard	\$3,770 - \$4,160
1	Laundry with up to 5m cabinets	\$8,130 - \$8,990

ENSUITE

\$14,400 - \$15,920

1	Stone Bench top up to 2m	\$1,930 - \$2,140
1	Additional Basin	\$1,260 - \$1,390
1	Upgrade Bath to Freestanding Bath	\$3,110 - \$3,440
1	Linear Grate to Shower	\$790 - \$870
1	Full Height Tiling : Room up to 12m2	\$7,310 - \$8,080

WET ROOM 2

\$6,530 - \$7,220

1	Stone Bench top up to 2m	\$1,930 - \$2,140
1	Additional Basin	\$1,260 - \$1,390
1	Linear Grate to Shower	\$790 - \$870
1	Full Height Tiling : Room up to 5m2	\$2,550 - \$2,820

WET ROOM 3

\$14,400 - \$15,920

1	Stone Bench top up to 2m	\$1,930 - \$2,140
1	Additional Basin	\$1,260 - \$1,390
1	Upgrade Bath to Freestanding Bath	\$3,110 - \$3,440
1	Linear Grate to Shower	\$790 - \$870
1	Full Height Tiling : Room up to 12m2	\$7,310 - \$8,080

ADDITIONAL CONSTRUCTION COSTINGS

WET ROOM 4	\$6,530 - \$7,220
1 Stone Bench top up to 2m	\$1,930 - \$2,140
1 Additional Basin	\$1,260 - \$1,390
1 Linear Grate to Shower	\$790 - \$870
1 Full Height Tiling : Room up to 5m2	\$2,550 - \$2,820
WET ROOM 5	\$5,270 - \$5,830
1 Stone Bench top up to 2m	\$1,930 - \$2,140
1 Linear Grate to Shower	\$790 - \$870
1 Full Height Tiling : Room up to 5m2	\$2,550 - \$2,820
MAIN LIVING AREA	\$63,640 - \$70,320
3 Main Floor Tiling inlieu of Timber Flooring up to 100m2	\$2,530 - \$2,800
1 Polished Concrete inlieu of Timber Flooring up to 45m2	\$670 - \$740
1 Polished Concrete inlieu of Timber Flooring up to 100m2	\$1,660 - \$1,830
1 Add Kitchenette up to 3m	\$6,990 - \$7,720
3 Entertainment Unit Feature Cabinets up to 7m	\$13,890 - \$15,350
1 1 x level Timber Staircase	\$13,190 - \$14,570
3 Add Powder Room	\$8,510 - \$9,410
1 Dividing Account Wall - up to 22m	\$16,200 - \$17,900
MASTER BEDROOM	\$7,090 - \$7,840
1 Custom Built in Robe up to 5m	\$7,090 - \$7,840
BEDROOM 2	\$1,200 - \$1,320
1 Mirror Sliding Door x 1	\$1,200 - \$1,320
BEDROOM 3	\$1,200 - \$1,320
1 Mirror Sliding Door x 1	\$1,200 - \$1,320

ADDITIONAL CONSTRUCTION COSTINGS

BEDROOM 4	\$1,200 - \$1,320
1 Mirror Sliding Door x 1	\$1,200 - \$1,320
BEDROOM 5	\$1,200 - \$1,320
1 Mirror Sliding Door x 1	\$1,200 - \$1,320
BEDROOM 6	\$9,930 - \$10,970
1 Custom Built in Robe up to 7m	\$9,930 - \$10,970
BEDROOM 7	\$1,200 - \$1,320
1 Mirror Sliding Door x 1	\$1,200 - \$1,320
BEDROOM 8	\$7,090 - \$7,840
1 Custom Built in Robe up to 5m	\$7,090 - \$7,840
HEATING & COOLING	\$33,150 - \$36,640
2 Air Con : Medium Ducted Reverse Cycle System	\$33,150 - \$36,640
LANDSCAPING & FENCING	\$12,410 - \$13,720
2 Landscaping Package up to 55m2 (Grass, Garden & Retic System)	\$7,820 - \$8,640
1 Colorbond Fencing up to 40m	\$4,590 - \$5,080
CONCRETE POOL & SPA	\$187,400 - \$207,130
2 Concrete Pool up to 8m (L)	\$187,400 - \$207,130
RETAINING WALLS & SCREEN WALLS	\$2,680 - \$2,960
1 Structural Retaining to suit 1m (h) up to 5m	\$2,680 - \$2,960

ADDITIONAL CONSTRUCTION COSTINGS

EXTERNAL FLOOR TREAMENTS

\$11,180 - \$12,350

1	Stepping stones x 10	\$1,070 - \$1,180
1	Concrete Driveway up to 15m	\$6,430 - \$7,110
1	External Decking up to 20m2	\$3,680 - \$4,060

EXTERNAL WORKS

\$80,640 - \$89,130

1	Full Site Demolition - \$18.5k	\$17,580 - \$19,430
3	Gates	\$2,770 - \$3,060
2	Cabinets Unit & Screen Wall up to 6m	\$31,340 - \$34,640
2	Clothes Line	\$1,500 - \$1,660
2	6m Strip Drain	\$3,460 - \$3,830
2	Letterbox	\$950 - \$1,040
2	Shed	\$1,810 - \$2,000
2	Bike Rack x 5	\$520 - \$580
2	Outdoor Shower	\$2,640 - \$2,920
2	BBQ	\$6,190 - \$6,840
1	Glass Flooring up to 5m2	\$11,880 - \$13,130

BASE INCLUSIONS

General

Flat Site Conditions
Minimum Hard Digging allowance
Industry standard Footings
Industry standard Concrete Slab
Minimum standard Stormwater disposal
Upper Level Timber Framed Slab *
Internal & External Framing
Light Wall External Walls
Double Glazed Windows
Scaffold *
Internal Timber Framed Staircase *
Metal Roof Cover
Roof Plumbing
Gyprock Walls & Ceilings
Electrician, Plumber, Carpentry, Painter
Cleaning
Industry standard Painting

Fixings

Industry standard Aluminum Sliding
Industry standard Timber Entry Door
Industry standard Internal Doors
Industry standard Plumbing Fixtures
Industry standard Cabinets
Industry standard Architrave and Skirtings
Industry standard Hot Water System
Industry standard Plumbing Works

Electrical

Industry standard Lighting & Electrical
Industry standard Wet Room Tiling
Industry standard Floor treatment
throughout

Finishes

Industry standard Cabinets to Kitchen &
Wet-rooms
Industry standard Appliances
Industry standard Automatic Garage Door

Bedrooms

Power Point
Downlights
Industry standard Painting
Industry standard Door & Frames
Industry standard Shelf & Rail to Robes
Industry standard Floor Finishing
Industry standard Architrave and
Skirtings

2 x Wet Rooms

Basin
Toilet
Shower
Light Combination
Power Point
Exhaust Fans
Tapware
Industry standard Painting
Industry standard Wall & Floor Tiling
Industry standard Cabinets

1 x Kitchen

Oven
Sink
Rangehood
Cook top
Industry standard Lighting & Electrical
Industry standard Tiled Splashback
Industry standard Cabinets
Industry standard Tapware

1 x Laundry

Trough
Industry standard Wall & Floor Tiling
Industry standard Cabinets
Industry standard Tapware

GLOSSARY

PRELIMINARIES & SITE COSTINGS

A construction budget that will include all necessary costs prior to the start of construction, Earthworks, Civil works and Drainage costs.

STRUCTURAL COSTINGS

All construction costings that will be require to form the building structure that may include Demolition, Concrete, Framing, Scaffolding, Windows, Structural Steel, Roofing, Plumber, Electrical, Carpentry, Painting and Walls & Ceilings,

FINISHING COSTINGS

Finishing items include costings such as Doors, Plumbing fixtures, Appliances, Tiling, Cabinets, Floor treatments, Internal Wall Painting and any other items noted but not listed that are finishing requirements.

OVERHEADS

Any builders costs incurred during construction which may include staff, contractors and consultants. Builders contingency is also included.

BUILDERS FEES

Builders fee is the return on investment to build the property.

CONTACT

Get more information.

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