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# YOUR CONSTRUCTION PROFILE REPORT

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## 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

## CONTACT INFORMATION

**BUILDER:** Estimating Online

**CONTACT NAME:** Rick Hughes

**CONTACT NUMBER:** 0434342316

**EMAIL ADDRESS:** rick@estimatingonline.com.au

## BUILDING INFORMATION

**HOUSE TYPE:** Double Storey

**LOCATION:** Within 10km of major city

**MAIN ROAD:** Located on a main road

**COASTAL LOCATON:** Located within 1km of breaking surf

## 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.

**DATE CREATED:** 01 May 2025

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# DETAILED ESTIMATING ANSWERS

## CONTACT INFORMATION

**BUILDER:** Estimating Online

**CONTACT NAME:** Rick Hughes

**CONTACT NUMBER:** 0434342316

**EMAIL ADDRESS:** rick@estimatingonline.com.au

## 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:** 533m<sup>2</sup>

**DEMOLITION:** 51 - 65 m<sup>2</sup>

**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

<b>WET ROOM 4</b>	<b>\$6,530 - \$7,220</b>
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
<b>WET ROOM 5</b>	<b>\$5,270 - \$5,830</b>
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
<b>MAIN LIVING AREA</b>	<b>\$63,640 - \$70,320</b>
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
<b>MASTER BEDROOM</b>	<b>\$7,090 - \$7,840</b>
1 Custom Built in Robe up to 5m	\$7,090 - \$7,840
<b>BEDROOM 2</b>	<b>\$1,200 - \$1,320</b>
1 Mirror Sliding Door x 1	\$1,200 - \$1,320
<b>BEDROOM 3</b>	<b>\$1,200 - \$1,320</b>
1 Mirror Sliding Door x 1	\$1,200 - \$1,320



# ADDITIONAL CONSTRUCTION COSTINGS

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

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