



LUXE HOMES
— AND RENOVATIONS —

LUXE HOME & RENOVATION

South East Melbourne

Renovation Price Guide

Live the Difference

This guide gives you a transparent overview of typical renovation investment ranges across South East Melbourne. All prices are indicative and exclude GST. Every project is unique — contact us for a free in-home consultation and fixed-price quote tailored to your home.

BATHROOM RENOVATION

Package	Description	Typical Size	Price Range (ex GST)	From (ex GST)
Signature	Functional refresh — new fixtures, tiling, vanity	4 – 6 m ²	\$16,000 – \$25,000	From \$16,000
Luxury	Full gut + quality finishes, frameless screen, freestanding bath option	6 – 10 m ²	\$25,000 – \$44,000	From \$25,000
Elite	Luxury finishes, custom joinery, heated floors, feature tiles	10 – 15 m ²	\$44,000 – \$75,000	From \$44,000
Per m² Rate	Rough guide for budgeting	—	\$3,000 – \$6,000 / m ²	—

What's Typically Included:

✓ Demolition & disposal ✓ Waterproofing (AS 3740) ✓ Floor & wall tiling ✓ Vanity & tapware supply/install
 ✓ Shower screen & bath ✓ Toilet suite ✓ Exhaust fan & lighting
 ✓ Painting & final clean

KITCHEN RENOVATION

Package	Description	Cabinet Run	Price Range (ex GST)	From (ex GST)
Signature	Flat-pack or semi-custom cabinets, stone benchtop, new appliances	3 – 4 m run	\$21,000 – \$32,000	From \$21,000
Luxury	Custom cabinetry, engineered stone, island bench, quality appliances	4 – 6 m run	\$32,000 – \$57,000	From \$32,000
Elite	Full custom joinery, premium appliances (Bosch / Miele / Smeg), butler's pantry	6 m+ run	\$57,000 – \$98,000+	From \$57,000
Per m² Rate	Footprint of kitchen zone	—	\$3,000 – \$5,000 / m ²	—

What's Typically Included:

✓ Demolition & disposal ✓ Cabinet supply & installation ✓ Benchtop fabrication & fit ✓ Splashback tiling or glass
 ✓ Plumbing & electrical ✓ Appliance installation ✓ Painting & plastering ✓ Final clean & defect check

LAUNDRY RENOVATION

Package	Description	Typical Size	Price Range (ex GST)	From (ex GST)
Signature	New cabinetry, tiling, trough & tapware, fresh paint	2 – 4 m ²	\$9,000 – \$17,000	From \$9,000
Luxury	Custom joinery, stone benchtop, quality fittings, feature tile	4 – 6 m ²	\$17,000 – \$29,000	From \$17,000
Elite	Full custom fit-out, integrated appliances, premium finishes	6 m ² +	\$29,000 – \$46,000	From \$29,000
Per m² Rate	Rough guide for budgeting	—	\$3,000 – \$5,000 / m ²	—

What's Typically Included:

- ✓ Demolition & disposal ✓ Waterproofing & tiling ✓ Cabinet & benchtop supply/install ✓ Trough & tapware
- ✓ Plumbing & electrical ✓ Appliance connections ✓ Painting ✓ Final clean

FULL HOME RENOVATION

Package	Description	Home Size	Price Range (ex GST)	From (ex GST)
Signature	Kitchen, bathrooms, flooring, painting, fixtures — quality finishes throughout	< 200 m ²	\$138,000 – \$230,000	From \$138,000
Luxury	Full gut + reconfiguration, open plan, new kitchen & bathrooms, landscaping	200 – 350 m ²	\$230,000 – \$437,000	From \$230,000
Elite	Full luxury transformation, custom joinery throughout, high-spec finishes	350 m ² +	\$437,000 – \$690,000+	From \$437,000
Per m² Rate	Total renovation rate guide	—	\$2,000 – \$4,000 / m ²	—

What's Typically Included:

- ✓ Full project management ✓ Structural & cosmetic works ✓ Kitchen & bathroom renovations ✓ Flooring throughout
- ✓ Electrical & plumbing upgrades ✓ Internal painting ✓ All trades coordinated ✓ Council permits (if required)

HOME EXTENSION

Type	Description	Size	Price Range (ex GST)	From (ex GST)
Ground Floor (small)	Single-storey rear or side extension, standard finishes	30 – 60 m ²	\$138,000 – \$230,000	From \$138,000
Ground Floor (large)	Larger extension, open plan living, quality finishes	60 – 100 m ²	\$230,000 – \$368,000	From \$230,000

Type	Description	Size	Price Range (ex GST)	From (ex GST)
Second Storey	Full upper-level addition — bedrooms, bathrooms, living	80 – 150 m ²	\$322,000 – \$575,000	From \$322,000
Per m² Rate	Extension construction rate (structure + finishes)	—	\$4,000 – \$6,000 / m ²	—

What's Typically Included:

✓ Planning permit assistance ✓ Structural engineering ✓ Footings & framing ✓ Roof & cladding

✓ Windows & doors ✓ Internal fit-out & finishes ✓ Electrical & plumbing ✓ Connection to existing structure

NEW BUILD

Package	Description	Home Size	Price Range (ex GST)	From (ex GST)
Signature	Well-finished new home, standard selections, quality trades throughout	< 250 m ²	\$632,000 – \$977,000	From \$632,000
Luxury	Custom design, premium selections, open plan living, alfresco	250 – 400 m ²	\$977,000 – \$1,610,000	From \$977,000
Elite	Fully bespoke, high-spec finishes, custom joinery, smart home integration	400 m ² +	\$1,610,000+	From \$1.61M
Per m² Rate	Total build cost including site works & finishes	—	\$3,000 – \$6,000 / m ²	—

What's Typically Included:

✓ Design & documentation ✓ Planning & building permits ✓ Site preparation & footings ✓ Full structural frame

✓ All trades & finishes ✓ Kitchen & bathroom fit-out ✓ Landscaping allowance ✓ Defect liability period

Factors That Affect Your Price

- Existing conditions** Older homes may have asbestos, old wiring or plumbing requiring upgrade — a site assessment identifies this early.
- Council & permits** Depending on your suburb and project scope, planning permits may add \$3,000 – \$15,000 and 6–12 weeks to the timeline.
- Material selections** Fixture and finish upgrades (tapware, tiles, appliances, cabinetry) are the single biggest driver of cost variation.
- Site access** Difficult access, limited parking or tight blocks can increase labour time and costs.
- Structural changes** Load-bearing wall removal, underpinning or re-stumping adds cost but significantly improves your result.

Ready to Get Started?

Book your FREE in-home consultation today. We'll assess your space, understand your vision, and provide a detailed fixed-price quote — no surprises, no hidden costs.

+61 473 478 258 info@luxehr.com.au luxehr.com.au

■ Prices are subject to change. Always confirm current pricing before proceeding. If this document appears outdated, please contact us directly — we're happy to provide an up-to-date quote at no obligation. ■ Call us: +61 473 478 258 ■ Email us: info@luxehr.com.au

All prices are indicative estimates only, exclude GST, and are based on South East Melbourne market conditions as at 2026. Actual costs will vary depending on site conditions, scope, material selections and council requirements. A fixed-price contract will be provided following a detailed in-home assessment. Luxe Home & Renovation is a registered building practitioner operating under Victorian building regulations.



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