



2026 Renovation Cost Guide

Prepared by Built To Last Homes for Melbourne, Victoria.

Renovation & Extension Specialists – Melbourne South East

Introduction

Understanding renovation costs is one of the first steps in planning your project.

Every renovation is different, but this guide provides realistic price ranges for Melbourne in 2026 so you can plan with confidence and avoid unexpected surprises.

What Affects Renovation Costs?

Several key factors influence the cost of your renovation:

- Size of the project
- Level of finishes (standard vs high-end)
- Structural changes required
- Site access and conditions
- Existing home condition
- Design complexity
- Builder and trade quality

Please Note: All Costs mentioned within this document are approximate only and the total cost is dependent on the individual property.

Kitchen Renovation Costs

Basic Kitchen

\$35,000 – \$50,000

Mid-Range Kitchen

\$50,000 – \$75,000

High-End Kitchen

\$75,000 – \$120,000+

Includes cabinetry, benchtops, appliances, plumbing, electrical and installation.

Bathroom Renovation Costs

Basic Bathroom

\$25,000 – \$35,000

Mid-Range Bathroom

\$35,000 – \$45,000

High-End Bathroom

\$45,000 – \$70,000+

Includes tiling, fixtures, waterproofing, plumbing and electrical

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Home Renovation Costs

Cosmetic Renovation

\$80,000 – \$150,000

Partial Renovation

\$150,000 – \$300,000

Full Home Renovation

\$300,000 – \$600,000+

Home Extension Costs (Per m²)

Standard Finish

\$3,500 – \$4,000 per m²

Mid-Range Finish

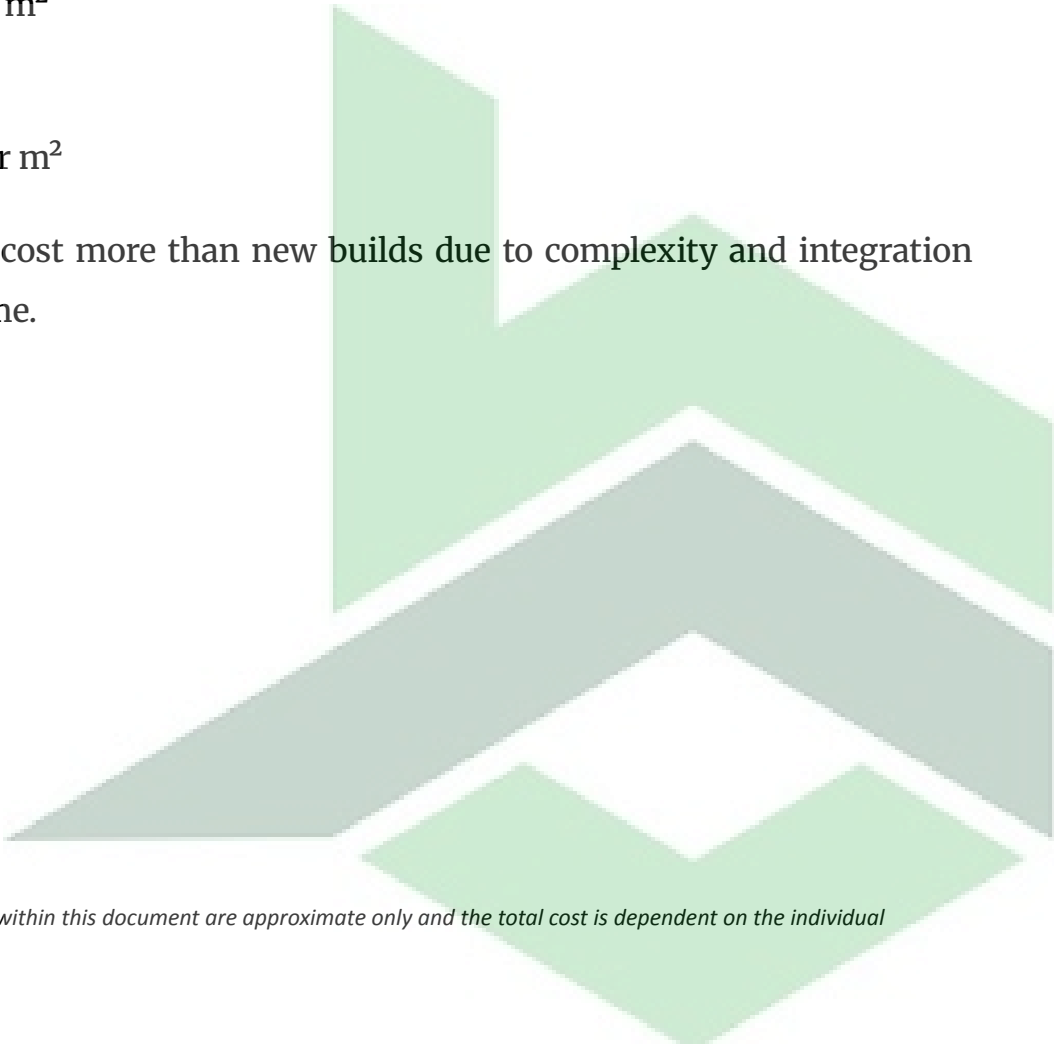
\$4,000 – \$4,800 per m²

High-End Finish

\$4,800 – \$5,500+ per m²

Extensions typically cost more than new builds due to complexity and integration with the existing home.

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Additional Costs to Consider

Many homeowners forget to budget for:

- Design & drafting fees
 - Engineering reports
 - Council permits
 - Site costs (soil, access, slope)
 - Temporary living arrangements
 - Upgrades to services (electrical, plumbing)
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How to Budget Properly

We recommend:

- ✓ Setting a realistic budget range
 - ✓ Allowing a contingency (5–10%)
 - ✓ Prioritising must-haves vs nice-to-haves
 - ✓ Getting professional advice early
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How to Get an Accurate Quote

Online estimates are helpful, but every project is unique.

To get a detailed quote, your builder will need:

- Site inspection
- Scope of works
- Plans or concept drawings
- Material and finish selections

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Why Choose Built To Last Homes

Built To Last Homes specialises in renovations and extensions across Melbourne's South East.

- ✓ VBA Registered Builder
- ✓ VMIA Domestic Building Insurance
- ✓ Fully Insured
- ✓ Renovation Specialists
- ✓ Family Owned & Operated

We work closely with homeowners to deliver renovations that are functional, beautiful, and built to last.

Are You Ready to Start Your Renovation?

If you're planning a renovation or extension, we can help you understand costs and develop a tailored solution for your home.

Contact our team via the contact us button at www.builttolasthomes.com.au

or via email info@builttolasthomes.com.au

Shaun or Sharee will get in contact with you to organise a meet and greet.

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