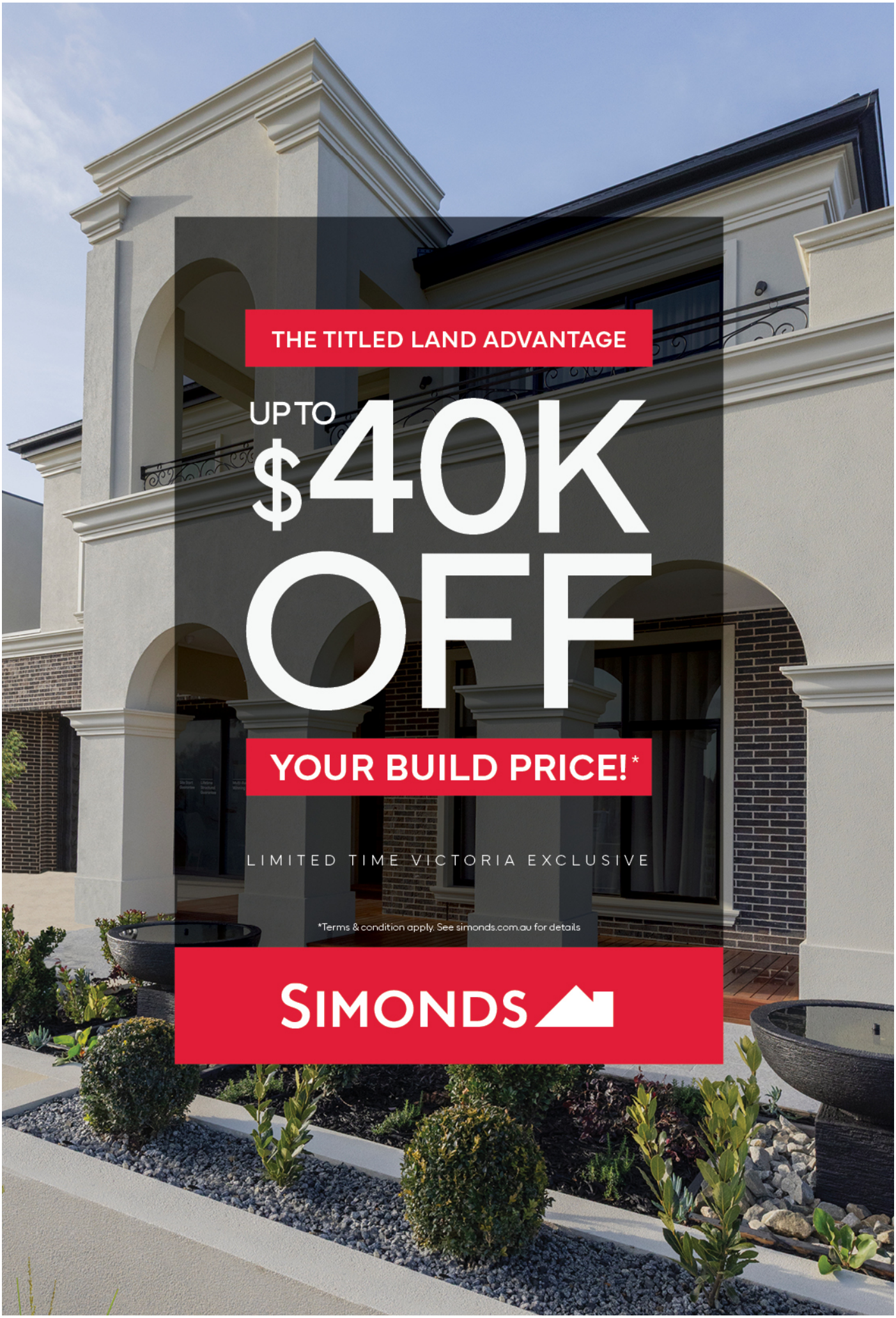

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VIC Home Pricelist

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Victoria | 08/11/2026

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
EMERGE RANGE - SINGLE STOREY								
Bishop 17	161.68	12.5	21	3	2	2	~~$247,000~~	$225,500*
Brooks 21	192.99	14	21	4	2	2	~~$267,300~~	$245,800*
Calloway 21	192.87	14	21	4	2	2	~~$263,300~~	$241,800*
Cape 22	207.44	12.5	28	3	2	2	~~$274,300~~	$252,800*
Carter 19	181.16	12.5	25	4	2	2	P.O.A	P.O.A
Chandler 19	181.18	12.5	25	4	2	2	P.O.A	P.O.A
Collins 13	123.52	8.5	21	3	2	1	P.O.A	P.O.A
Conrad 17	160.73	10.5	25	4	2	1	~~$253,600~~	$232,100*
Danella 18	165.14	14	21	3	2	2	~~$243,200~~	$221,700*
Fairlight 22	203.57	14	25	4	2	2	~~$267,300~~	$245,800*
Finch 16	147.30	10.5	21	3	2	2	~~$236,500~~	$215,000*
Finch 18	169.24	10.5	25	3	2	2	~~$249,800~~	$228,300*
Finch 20	190.52	10.5	28	3	2	2	~~$263,700~~	$242,200*
Finley 20	183.74	14	21	4	2	2	~~$261,600~~	$240,100*
Garnet 22	205.92	12.5	28	4	2	2	~~$272,100~~	$250,600*
Garnet 23	219.46	12.5	30	4	2	2	~~$278,700~~	$257,200*
Gaudion 15	144.53	16		3	2	1	~~$237,100~~	$215,600*
Gaudion 16	151.19	16	16	3	2	1	~~$238,700~~	$217,200*
Grampian 19	176.98	12.5	25	4	2	2	~~$247,800~~	$226,300*
Grampian 22	205.29	12.5	28	4	2	2	~~$268,700~~	$247,200*
Granite 17	164.14	12.5	21	3	2	2	~~$242,900~~	$221,400*
Granite 19	176.85	12.5	25	3	2	2	~~$248,600~~	$227,100*

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
Granite 22	205.18	12.5	28	4	2	2	~~$270,600~~	$249,100*
Granite 23	220.52	12.5	30	4	2	2	~~$282,600~~	$261,100*
Harvard 22	205.18	12.5	28	4	2	2	~~$273,000~~	$251,500*
Karri 13	123.03	8.5	21	3	1	1	~~$230,900~~	$209,400*
Karri 16	154.39	8.5	25	3	2	1	~~$251,100~~	$229,600*
Keating 18	169.58	10.5	25	4	2	2	~~$253,700~~	$232,200*
Kiama 17	163.47	12.5	21	3	2	2	~~$244,700~~	$223,200*
Kiama 18	173.36	12.5	25	3	2	2	~~$244,900~~	$223,400*
Kiama 22	202.13	12.5	28	4	2	2	~~$266,300~~	$244,800*
Mundi 22	205.99	12.5	28	4	2	2	~~$270,600~~	$249,100*
Mundi 24	221.13	12.5	30	4	2	2	~~$277,700~~	$256,200*
Murraya 14	130.46	10.5	21	3	1	1	~~$229,600~~	$208,100*
Murraya 17	161.73	10.5	25	3	2	1	~~$251,200~~	$229,700*
Murraya 20	180.69	10.5	28	4	2	1	~~$263,900~~	$242,400*
Nolan 20	183.62	14	21	4	2	2	~~$262,000~~	$240,500*
Norton 15	140.23	10.5	21	3	2	2	~~$235,800~~	$214,300*
Nowra 24	227.24	14	28	4	2	2	~~$281,900~~	$260,400*
Peron 22	202.13	12.5	28	4	2	2	~~$272,000~~	$250,500*
Riley 15	146.12	10.5	21	3	2	2	~~$237,400~~	$215,900*
Robinson 17	147.94	8.5	28	3	2	1	~~$244,600~~	$223,100*
Sidney 18	166.45	12.5	21	4	2	2	~~$258,000~~	$236,500*
Wesley 18	168.30	12.5	21	4	2	2	~~$252,400~~	$230,900*
EMERGE RANGE - DOUBLE STOREY								
Gordon 24	224.70	10.5	21	3	2	2	~~$358,500~~	$332,500*

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
Gordon 30	277.81	10.5	25	4	2	2	~~$404,800~~	$378,800*
Jackalope 25	237.46	14	21	4	3	2	~~$354,100~~	$328,100*
Rockpool 24	228.66	12.5	21	4	2	2	~~$364,700~~	$338,700*
Vasse 24	226.25	12.5	21	3	2	2	~~$352,500~~	$326,500*
ELEVATE RANGE - SINGLE STOREY								
Akuna 29	270.39	16	30	4	2	2	~~$346,000~~	$321,000*
Ash 27	249.82	14	32	4	2	2	~~$336,000~~	$311,000*
Balsa 28	265.51	14	32	4	2	2	~~$335,400~~	$310,400*
Berrima 28	262.34	14	32	4	2	2	~~$347,100~~	$322,100*
Blass 25	238.61	14	30	4	2	2	~~$322,800~~	$297,800*
Brookleigh 42	391.39	32	24	4	2	2	~~$416,200~~	$391,200*
Camperdown 33	309.42	18	33	4	2	2	~~$376,600~~	$351,600*
Carolina 24	229.40	12.5	32	4	2	2	~~$314,100~~	$289,100*
Curlew 26	240.06	16	28	4	2	2	~~$319,300~~	$294,300*
Curlew 27	249.35	16	30	4	2	2	~~$325,700~~	$300,700*
Cypress 26	241.36	14	30	4	2	2	~~$314,600~~	$289,600*
Dromana 28	261.29	14	32	4	2	2	~~$336,400~~	$311,400*
Fairlight 25	234.67	14	28	4	2	2	~~$314,400~~	$289,400*
Fairlight 27	250.90	14	30	4	2	2	~~$322,700~~	$297,700*
Garnet 25	197.89	12.5	32	4	2	2	~~$317,800~~	$292,800*
Granite 25	184.57	12.5	32	4	2	2	~~$320,300~~	$295,300*
Hardy 25	230.14	14	28	4	2	2	~~$309,200~~	$284,200*
Hardy 26	247.16	14	30	4	2	2	~~$320,400~~	$295,400*
Hepburn 25	230.02	14	28	4	2	2	~~$313,000~~	$288,000*

VIC Home Pricelist

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Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
Kalbarri 25	236.34	16	25	4	2	2	~~$313,700~~	$288,700*
Kalbarri 28	265.08	16	28	4	2	2	~~$332,400~~	$307,400*
Kalbarri 30	284.25	16	30	5	2	2	~~$348,700~~	$323,700*
Leyburn 28	261.44	14	32	4	2	2	~~$333,900~~	$308,900*
Nowra 26	246.45	14	30	4	2	2	~~$325,800~~	$300,800*
Pentland 45	417.35	32	22	4	3	2	~~$474,900~~	$449,900*
Redhill 30	281.56	16	30	5	2	2	~~$357,800~~	$332,800*
Riverstone 23	216.37	12.5	30	4	2	2	~~$304,800~~	$279,800*
Riverview 29	269.12	14	32	4	2	2	~~$347,700~~	$322,700*
Rosella 31	286.62	15.24	32	4	3	2	~~$407,000~~	$382,000*
Rosewood 34	322.52	30	18	4	2	2	~~$365,100~~	$340,100*
Rosewood 38	351.29	32	18	4	2	2	~~$383,100~~	$358,100*
Slater 26	247.16	14	30	4	2	2	~~$323,500~~	$298,500*
Smithfield 25	235.86	12.5	32	4	2	2	~~$318,800~~	$293,800*
Tamworth 32	303.75	16	32	4	2	2	~~$360,500~~	$335,500*
Wallaby 26	247.30	14	30	5	2	2	~~$322,100~~	$297,100*
Willandra 34	319.88	16	34	4	2	2	~~$379,300~~	$354,300*
Woodlands 26	245.39	14	30	4	2	2	~~$319,500~~	$294,500*
Woodlands 28	261.45	14	32	4	2	2	~~$331,200~~	$306,200*
ELEVATE RANGE - DOUBLE STOREY								
Armidale 34	320.30	14	25	5	3	2	~~$435,200~~	$408,200*
Armidale 38	352.48	14	28	5	3	2	~~$461,300~~	$434,300*
Gisborne 34	318.93	14	28	4	2	2	~~$442,300~~	$415,300*
Henderson 40	378.36	14	30	4	2	2	~~$485,300~~	$458,300*

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
Hillston 30	279.66	12.5	25	5	2	2	~~$409,800~~	$382,800*
Ironbark 32	301.45	12.5	25	4	2	2	~~$436,200~~	$409,200*
Ironbark 36	340.15	12.5	30	4	2	2	~~$470,600~~	$443,600*
Ironbark 37	340.15	12.5	28	4	2	2	~~$471,900~~	$444,900*
Jackalope 29	268.88	14	25	4	3	2	~~$400,200~~	$373,200*
Jackson 32	304.03	12.5	28	4	2	2	$443,400	—
Oakridge 35	324.50	14	25	6	3	2	~~$448,900~~	$421,900*
Tallaganda 34	320.59	12.5	28	6	3	2	~~$449,200~~	$422,200*
Vasse 27	256.79	12.5	25	3	2	2	~~$397,800~~	$370,800*
Walkerville 38	357.78	12.5	28	4	2	2	~~$490,900~~	$463,900*
ELITE RANGE - DOUBLE STOREY								
Brooklyn 47	437.57	14	32	5	5	2	~~$642,700~~	$602,700*
Castlemaine 41	385.14	14	30	4	2	2	~~$586,700~~	$546,700*
Castlemaine 42	394.87	14	28	4	3	2	~~$596,700~~	$556,700*
Castlemaine 44	414.84	14	28	4	4	2	~~$622,300~~	$582,300*
Gresswell 41	385.23	14	28	6	3	2	~~$568,700~~	$528,700*
Lomandra 43	399.80	16	28	5	3	2	~~$578,300~~	$538,300*
Silverton 45	416.35	14	30	5	3	2	~~$625,500~~	$585,500*
Tallowood 45	417.21	14	30	5	4	2	~~$651,600~~	$611,600*
Tallowood 47	434.27	14	32	5	4	2	~~$656,900~~	$616,900*
Tallowood 52	483.26	15.24	32	5	4	2	~~$672,800~~	$632,800*
Westbrook 52	487.09	15	32	5	4	2	~~$714,900~~	$674,900*
MASTERPIECE RANGE - DOUBLE STOREY								
The Ballara	380.00			4	2	2	$707,100	—

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
The Cavendish	381.45			5	4	2	$804,400	—
The Chatsworth	537.33			5	2	2	$960,600	—
The Durrant 52	524.11			4	4	2	$834,800	—
The Durrant 57	519.00			5	5	2	$878,800	—
The Elm	359.00			5	3	2	$740,800	—
The Kinane	449.54			4	4	2	$845,100	—
The Marion	438.49			4	4	2	$887,600	—
The Monteclair	403.20			4	2	2	$709,900	—
The Norwood	412.00			5	2	2	$776,400	—
The Oak	329.05			4	2	2	$640,600	—
The Regency	491.06			5	5	2	$895,600	—
The Stanton	486.61			5	5	2	$882,600	—
The Sussex	436.72			5	5	2	$846,600	—
The Tennyson	513.33			5	5	2	$944,900	—
The Vita	242.00			3	2	2	$531,700	—
The Westley	400.00			5	3	2	$703,700	—
The York	318.03			4	2	2	$735,500	—
DUAL OCCUPANCY RANGE - DOUBLE STOREY								
The Stanley 24	226.00			3	2	1	P.O.A	P.O.A
The Stanley 26	240.00			3	2	1	P.O.A	P.O.A
The Stanley 28	261.00			3	3	1	P.O.A	P.O.A
The Stanley 31	287.26			3	2	1	$435,700 per unit	—

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
DUAL OCCUPANCY RANGE - SINGLE STOREY								
The Wellington 18	166.00			3	2	1	$293,800 per unit	—
INSPIRATIONS RANGE - SINGLE STOREY								
Alexandra 25	234.97	14	28	4	2	2	~~$358,800~~	$332,800*
Alexandra 29	268.79	14	32	4	2	2	~~$384,200~~	$358,200*
Augusta 37	344.80	33	25	4	2	2	~~$447,000~~	$421,000*
Charlton 28	263.11	17	28	3	2	2	~~$381,900~~	$355,900*
Charlton 30	276.70	17	30	4	2	2	~~$385,400~~	$359,400*
Charlton 32	298.78	17	32	4	2	2	~~$398,900~~	$372,900*
Charlton 33	305.50	18	30	4	2	2	~~$406,900~~	$380,900*
Charlton 35	328.85	18	32	4	2	2	~~$413,800~~	$387,800*
Cobden 26	238.85	12.5	32	4	2	2	~~$364,900~~	$338,900*
Cosgrove 29	274.00	16	30	4	2	2	~~$385,700~~	$359,700*
Cosgrove 31	286.39	16	30	4	2	2	~~$399,000~~	$373,000*
Cosgrove 33	305.03	16	32	5	2	2	~~$409,400~~	$383,400*
Eden 25	235.18	14	28	4	2	2	~~$354,700~~	$328,700*
Eden 27	250.85	14	30	4	2	2	~~$364,800~~	$338,800*
Eden 29	268.79	14	32	4	2	2	~~$374,800~~	$348,800*
Elmhurst 27	247.06	14	30	4	2	2	~~$366,600~~	$340,600*
Elmhurst 29	268.04	14	32	4	2	2	~~$381,100~~	$355,100*
Hartley 28	263.13	16	28	4	2	2	~~$379,800~~	$353,800*
Hartley 31	287.30	16	30	4	2	2	~~$395,700~~	$369,700*
Hartley 33	306.94	16	32	4	2	2	~~$410,700~~	$384,700*
Hastings 27	251.42	14	30	4	2	2	~~$367,700~~	$341,700*

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
Hastings 29	267.65	14	32	4	2	2	~~$375,300~~	$349,300*
Heathcote 29	266.51	16	28	4	2	2	~~$380,400~~	$354,400*
Heathcote 31	285.94	16	30	4	2	2	~~$393,200~~	$367,200*
Heathcote 33	304.82	16	32	4	2	2	~~$399,100~~	$373,100*
Macedon 31	284.00	16	30	4	2	2	~~$393,000~~	$367,000*
Macedon 33	306.23	16	32	4	2	2	~~$416,300~~	$390,300*
Melrose 36	331.88	33	24	4	2	2	~~$430,000~~	$404,000*
Mortlake 27	249.05	14	30	4	2	2	~~$372,000~~	$346,000*
Mortlake 29	268.75	14	32	4	2	2	~~$386,700~~	$360,700*
Olinda 26	239.91	12.5	32	4	2	2	~~$364,400~~	$338,400*
Sandford 29	268.40	14	32	4	2	2	~~$381,700~~	$355,700*
Sandford 30	278.41	18	28	3	2	2	~~$398,900~~	$372,900*
Sandford 32	297.05	18	32	4	2	2	~~$412,000~~	$386,000*
Sandford 34	317.35	18	32	4	2	2	~~$427,300~~	$401,300*
INSPIRATIONS RANGE - DOUBLE STOREY								
Atherton 49	456.23	16	32	5	5	2	~~$626,600~~	$598,600*
Balmoral 38	353.69	14	28	4	3	2	~~$514,400~~	$486,400*
Balmoral 41	384.87	14	28	4	3	2	~~$536,100~~	$508,100*
Balmoral 46	422.17	14	30	4	5	2	~~$575,200~~	$547,200*
Balmoral 50	464.45	14	32	5	5	2	~~$616,700~~	$588,700*
Bellarine 33	266.94	12.5	25	4	2	2	~~$465,400~~	$437,400*
Edmonton 44	405.56	14	30	5	3	2	~~$557,300~~	$529,300*
Edmonton 47	432.62	14	32	5	3	2	~~$569,500~~	$541,500*
Gadara 47	431.66	14	32	5	3	2	~~$579,900~~	$551,900*

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
Marsden 31	279.05	12.5	25	4	2	2	~~$451,300~~	$423,300*
Marsden 34	322.68	12.5	28	4	2	2	~~$481,800~~	$453,800*
Marsden 39	364.80	12.5	30	4	3	2	~~$524,700~~	$496,700*
Marsden 42	393.64	12.5	32	5	5	2	~~$559,500~~	$531,500*
Riverton 41	383.07	14	30	4	3	2	~~$527,400~~	$499,400*
ASPIRATIONS RANGE - SINGLE STOREY								
Alberta 19	179.28	12.5	25	3	2	2	~~$247,900~~	$233,900*
Avarnti 28	258.08	16	28	4	2	2	~~$312,600~~	$298,600*
Avarnti 30	277.15	16	30	4	2	2	~~$323,300~~	$309,300*
Cobaine 26	240.62	16	28	3	2	2	~~$293,100~~	$279,100*
Cobaine 30	281.29	16	32	4	2	2	~~$320,100~~	$306,100*
Cobaine 32	297.75	16	32	4	2	2	~~$335,200~~	$321,200*
Columbia 21	198.57	16	25	3	2	2	~~$261,500~~	$247,500*
Ekati 18	168.20	14	21	3	2	2	~~$240,800~~	$226,800*
Ekati 22	205.73	14	25	4	2	2	~~$267,300~~	$253,300*
Ekati 25	233.31	14	28	4	2	2	~~$289,000~~	$275,000*
Ekati 27	250.51	14	30	4	2	2	~~$303,900~~	$289,900*
Ekati 29	267.72	14	32	4	2	2	~~$313,100~~	$299,100*
Jade 23	209.73	12.5	28	4	2	2	~~$275,200~~	$261,200*
Jansen 24	227.95	14	28	4	2	2	~~$286,700~~	$272,700*
Jansen 26	246.63	14	30	4	2	2	~~$301,900~~	$287,900*
Jansen 27	254.65	18	30	4	2	2	~~$315,000~~	$301,000*
Jardean 17	158.95	12.5	21	3	2	2	~~$235,300~~	$221,300*
Kimberley 24	226.68	25	21	3	2	2	~~$291,400~~	$277,400*

VIC Home Pricelist

SIMONDS

Design	Size (m²)	Lot Width (m)	Lot Depth (m)				Price	Promo Price
Kimberley 27	249.64	27	21	4	2	2	~~$312,800~~	$298,800*
Kimberley 29	268.86	30	21	4	2	2	~~$326,400~~	$312,400*
Kimberley 31	286.41	32	21	5	2	2	~~$341,600~~	$327,600*
Morrison 25	230.35	14	28	4	2	2	~~$288,700~~	$274,700*
Morrison 27	249.30	14	30	4	2	2	~~$302,300~~	$288,300*
Northampton 23	208.57	24	21	4	2	2	~~$274,800~~	$260,800*
Onyx 19	179.99	12.5	25	4	2	2	~~$251,700~~	$237,700*
Onyx 23	209.54	12.5	28	4	2	2	~~$273,100~~	$259,100*
Onyx 24	224.85	12.5	30	4	2	2	~~$284,500~~	$270,500*
Venetia 23	209.80	12.5	28	4	2	2	~~$278,100~~	$264,100*
Venetia 25	234.61	14	28	4	2	2	~~$292,100~~	$278,100*
Venetia 28	259.38	16	28	4	2	2	~~$309,200~~	$295,200*
Venetia 32	298.69	16	32	4	2	2	~~$338,200~~	$324,200*
ASPIRATIONS RANGE - DOUBLE STOREY								
Santina 31	287.93	12.5	28	4	3	2	~~$413,300~~	$397,300*
Santina 33	305.55	12.5	30	4	3	2	~~$421,800~~	$405,800*
Santina 36	336.49	12.5	32	3	3	2	~~$445,300~~	$429,300*
Sapphire 29	266.73	14	21	4	2	2	~~$379,600~~	$363,600*
Sapphire 33	304.14	14	25	4	2	2	~~$398,800~~	$382,800*

Terms & Conditions: Pricing is indicative only and based on included façade and standard inclusions only. Prices listed in this document are for the region selected only. Please speak to a New Home Specialist for pricing if building outside of these areas. Pricing does not include any upgrades, site costs, estate covenants or local government charges. Please speak to a New Home Specialist to obtain a detailed quotation. Simonds reserves the right to change or withdraw pricing at any time.