2026 construction cost report

The median estimated construction cost was **A$943,639** across 63 single dwelling estimates and **A$2,022,084** across 17 duplex estimates. The duplex figure covers both homes.

All costs are in Australian dollars before the builder's margin and GST. The dated estimates cover part of 2026, from April to August. EstiFlow delivered these estimates from plans. The sources give no final amounts paid when construction finished.

What sits either side of the median?

Sort the estimates by cost. With an odd count, the median is the middle value. With an even count, it is the mean of the two middle values. The lower and upper quartiles mark the ends of the band containing the middle half of estimates.

Net construction cost per project

Measure	Single dwelling	Whole duplex
Estimates	63	17
Lower quartile	A$676,478	A$1,740,960
Median	**A$943,639**	**A$2,022,084**
Upper quartile	A$1,850,374	A$3,197,363

Net construction cost per m² of gross floor area

Measure	Single dwelling	Whole duplex
Estimates	40	14
Lower quartile	A$3,481	A$3,139
Median	**A$4,013**	**A$4,667**
Upper quartile	A$4,587	A$6,434

The duplex median rate was higher, but its middle half stretched further in both directions. Both bands include A$4,000 per m². Dwelling type alone gives little guidance on where a particular plan will land.

How to check a budget

A worked example for 200 m²

For an illustrative single dwelling, multiply 200 m² by the median rate of A$4,013 per m². That gives **A$802,600** before margin and GST. Using the lower and upper quartile rates gives **A$696,200 to A$917,400** for the same area.

Use the gross floor area on your plans. For a duplex, use the combined area of both homes. Check what each estimate allows for excavation, external works and finishes before comparing rates.

Keep land, finance, professional fees and authority charges separate. If your quote includes the builder's margin and GST, ask for the construction subtotal before both so you can compare it with the table.

Which estimates count?

Dates	EstiFlow dated both source tables 1 September 2026. The single dwelling estimates cover 30 April to 24 August 2026. Estimate dates are recorded for 16 of the 17 duplex estimates. They run from 30 April to 20 July 2026.
Project totals	Of 68 single dwelling estimates, 63 count towards the total cost figures. Five were set aside for a scope mismatch, an unsupported total or repeat estimates. Some of the remaining estimates cover alterations or additions. All 17 duplex totals count.
Floor area	Of 106 estimates across dwelling types, 81 had a recorded floor area. After checks on area and rates, 62 qualified. These included 40 single dwelling and 14 duplex estimates. The single dwelling rate and total samples also treat repeat estimates differently.
Coverage	NSW accounts for 38 of the 63 single dwelling totals and 14 of the 17 duplex totals. The figures describe the work EstiFlow was asked to price during part of 2026. They cannot establish a national average or a year on year change.

Sources and citation

Published EstiFlow benchmarks, figures dated 1 September 2026.

Single dwelling costs Duplex costs

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https://www.estiflow.com.au/resources/construction-cost-report-2026

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