Small Homes
Victoria



The Small Homes Collection

Architecturally designed second dwellings — under 60m²,
built to premium standard, on the block you already own.

ARCHITECTURALLY DESIGNED · PREMIUM FINISH · FIXED PRICE

OUR STORY

Built to the same standard as Melbourne's finest homes.

Small Homes Victoria is a father-and-son team. For more than 20 years we've built premium residences across Melbourne — and we bring exactly that craftsmanship to homes under 60m².

When Victoria streamlined the rules for small second dwellings, we saw a chance to give homeowners something the market was missing: a genuinely luxurious small home, delivered fast, at a fixed price, on land they already own.

We refuse to treat small homes as "budget" projects. Every dwelling gets the same premium finishes and the same attention to detail as a full luxury build — just on a smarter footprint.

20+
Years building premium homes

100+
High-end projects delivered

7★
Energy rating as standard

THE OPPORTUNITY

Five reasons homeowners are building right now.

1

Add lasting value to your property

A well-built small second dwelling typically adds 20–30% to your property's appraised value — and appeals to a far broader range of future buyers.

2

Generate strong rental income

Premium small homes in well-located Melbourne suburbs return around $450–$650 per week long-term — or more via short-stay — with no subdivision and no strata fees.

3

Keep family close, with their own front door

Ageing parents who want independence, or adult children finding their feet — a small home keeps loved ones near while giving everyone real privacy.

4

A smarter alternative to aged care

Residential aged care runs $4,000–$8,000+ a month. A premium small home is a one-time investment that keeps family close in a home of their own.

5

Faster, simpler approvals

Under Victoria's 2025 rule change, most dwellings under 60m² on blocks over 300m² no longer need a planning permit — weeks to approval, not months.



PREMIUM, AS STANDARD

A level of finish that feels anything but ”small”.

Intelligent layouts make every square metre work harder — clever storage, natural light and open flow. What you’d expect in a luxury home, in a footprint that’s faster and simpler to approve. Every fixed price is fully turn-key and includes:

- ✓ Designer kitchen with stone benchtops
- ✓ Premium appliances, all-electric
- ✓ Fully tiled bathroom & walk-in shower
- ✓ Wall-hung vanity & stone top
- ✓ Engineered timber flooring throughout
- ✓ Built-in robes & quality joinery
- ✓ Double-glazed aluminium windows & doors
- ✓ Split-system heating & cooling
- ✓ 7-star energy rating
- ✓ Private deck & landscaped outdoor space



THE RANGE · ONE BEDROOM

One Bedroom Models — 60m² · Turn-key · Fully customisable

A refined one-bedroom home with an open-plan living area and dedicated study nook. Compact on the block, generous in feel — the perfect self-contained dwelling for a tenant, a guest, or a quiet retreat. Every home is fully customisable: our floorplans are a guide you can build as-is, or adapt to suit your block and the way you'll live.

BEDROOMS	1 + study area	**BATHROOM**	Fully tiled, walk-in shower, wall-hung vanity, stone top
LIVING	Open-plan + study	**KITCHEN**	Designer, stone benchtops, premium appliances
FLOORING	Engineered timber	**CLIMATE**	Split-system A/C · 7-star energy rating
WINDOWS	Double-glazed aluminium	**OUTDOOR**	Private deck & landscaped space

IDEAL FOR

Long-term or short-stay rental income · A home office, studio or gym · Guest accommodation · Downsizing in comfort



THE RANGE · TWO BEDROOM

Two Bedroom Models — 60m² · Turn-key · Fully customisable

Two genuine bedrooms and an open-plan living zone, finished to the same premium standard throughout. A complete, independent home for family — close by, but entirely their own. Every home is fully customisable: our floorplans are a guide you can build as-is, or adapt to suit your block and the way you'll live.

BEDROOMS	2	**BATHROOM**	Fully tiled, walk-in shower, wall-hung vanity, stone top
LIVING	Open-plan family living	**KITCHEN**	Designer, stone benchtops, premium appliances
FLOORING	Engineered timber	**CLIMATE**	Split-system A/C · 7-star energy rating
WINDOWS	Double-glazed aluminium	**OUTDOOR**	Private deck & landscaped space

IDEAL FOR

Ageing parents living independently · Adult children staying close · A dignified alternative to aged care · Premium family rental

HONEST PRICING · SIMPLE PROCESS

Fixed price. Fully turn-key. No surprises.

FROM
$199,000

Every build is delivered under a fixed-price contract with Domestic Building Insurance included — and any variation is quoted in writing first. No hidden costs during or after the build: the price we quote is the price you pay.

1

Free consultation · 30 minutes

We learn your block, goals and ideal use — and confirm what's possible.

2

Complimentary site visit · 1 hour

We assess access, services and placement, and give honest feasibility.

3

Design & fixed-price contract · 2 weeks

Choose and personalise your model. You receive plans and a clear, fixed price.

4

Permits & build · 10–12 weeks

We manage every permit and trade — footings to fit-out — keeping you updated.

5

Handover & final checks · 3 days

Final checks, walk-through, warranties and keys. Welcome home.

Total timeline: **12–16 weeks** from start to finish. We handle the design, permits, approvals and construction end-to-end — one accountable team.

PROJECT GALLERY

Designed to be lived in.

A selection of our current designs and completed renders. Every home reflects the standard we hold ourselves to — on every site, at every size.









Small Homes Victoria

Ready when you are.

Book a free, no-obligation consultation. We'll review your block, confirm what's possible, and give you an indicative price range — no deposit, no pressure.

Call or email

Reach Matt directly to arrange your free consultation.

Book a site visit

We come to your block, assess access and services, and give honest feasibility.

Receive your fixed price

We quote transparently and give you a fixed price, so you know exactly what your home will cost. No hidden costs added during or after the build — the price we quote is the price you pay.

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