If you have been following the Dunearn Green buzz, you might have noticed something unsettling for buyers who prefer clarity: there is no neat, publicly accessible price list that you can study the same way you would for some older launches. In the middle of that, a lot of people also seem to be using “Dunearn Green” as shorthand, even though the project that has been officially reported is actually **Dunearn House**. The launch details that are publicly stated point to a **private residential development at Dunearn Road** in the Bukit Timah / Turf City area, with an official announcement tied to a **land parcel at Dunearn Road**.

That naming confusion matters because it changes the information you can reliably find. But the bigger issue is the same for everyone: when **Dunearn Green Pricing** (or whatever name you are using) is not laid out as a fixed public table, unit comparison becomes a skill, not a simple scroll-and-decide exercise.

Below is a practical way to compare units during this “pricing not fully public” phase, grounded in what is known about the launch at **Dunearn House**: it is the first private residential development launched within the **Bukit Timah Turf City masterplan / precinct**, the site is on **Dunearn Road** in **District 11**, it has **380 homes**, and the developer group is **Frasers Property, CSC Land Group, and Sekisui House**. Early take-up figures have also been publicly reported around launch weekend, which is a reminder that the information flow can move quickly once previews become official sales.

Why the price list gap happens, and why it changes your mindset

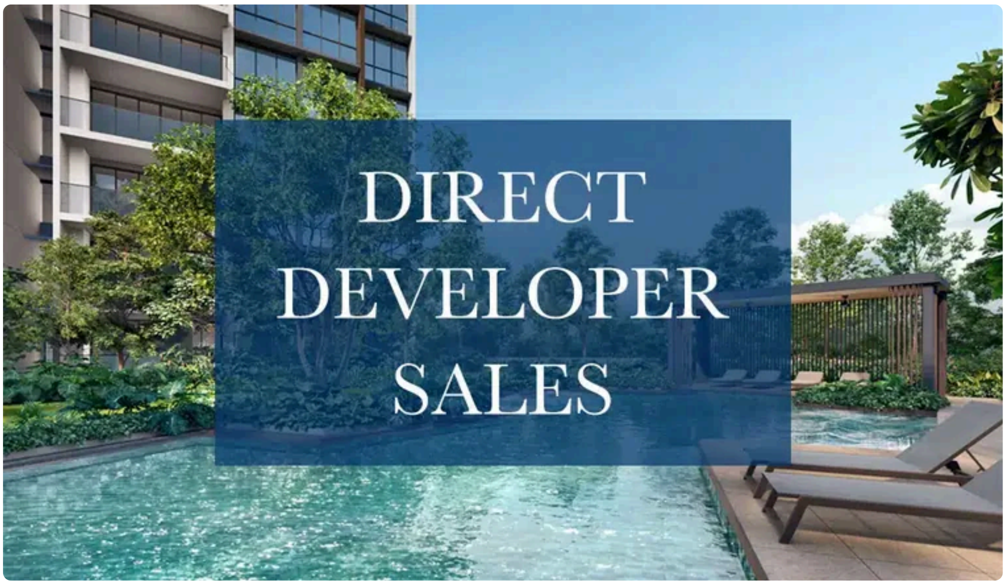
When a project is newer, pricing sometimes appears in stages. For Dunearn House, public materials you can find right now describe pricing and floor plans as being released around preview and launch rather than as a fully static “here is everything, today” list. That is not unusual for private residential launches, but it does create a buyer trap: you start matching units by habit, only to realize the comparisons you are making are based on estimates, partial releases, or inconsistent sources.

The practical mindset shift is this. You cannot treat the absence of a public price list as an inconvenience. You should treat it as a sign that the project team’s offer structure may be moving, bundled, and limited by timing. Early units, higher floors, and certain stack positions can end up with different effective pricing depending on what is being promoted at that point.

So instead of asking, “What is the price of unit X?” you should ask, “What do I need to validate so that the unit I choose is truly the best fit, given the pricing I am likely to receive later?”

Start with what is stable: location, precinct context, and what the site actually is

Before you dig into numbers, get your bearings on what you are buying into. The Dunearn Green Location conversation often turns into marketing phrases, but there is a concrete anchor you can work from.



The launch tied to this development is on **Dunearn Road**, in **District 11**, beside the former **Bukit Timah Turf Club / Turf City** area, with proximity to **Sixth Avenue MRT**. It sits inside the broader **Bukit Timah Turf City** redevelopment plan that outlines the former racecourse site moving toward a new residential precinct, described as including green links, heritage or community areas, and new roads and transport connections.

This matters for pricing comparisons because unit differences are rarely only about "how many square feet." Even when the price per unit area looks similar, buyers will pay different amounts for orientation, privacy, and expected future livability, especially in a precinct that is actively being reimagined rather than a mature, fully settled neighborhood.

https://dunearn-green.sg

What you can do with stable facts is set your baseline criteria. For example, if your priority is livability and longer holding horizon, you might accept a wider range in the short-term price if the unit is likely to be more resilient in future demand. If your priority is tighter budget control, you might accept a smaller benefit in location factors in exchange for more certainty around effective pricing.

Confirm the exact project details, since even the name can drift

One of the most annoying problems in buyer communities is when names get used loosely. In this case, the verified public information points to **Dunearn House**, not a "Dunearn Green" official project name. But people do use "Dunearn Green" in search and discussion.

If you are comparing units without a public price list yet, you want to avoid wasting time on the wrong set of stacks, the wrong bedroom counts, or the wrong floor plan numbering that might belong to a different development or a different phase. The fastest way to protect your time is to anchor on the official identity and check that the details you are looking at all match the same launch.

Here, the project size is publicly reported as **380 homes**, and the developer group is publicly reported. Those are good identity checks when you are cross-referencing screenshots, floor plan images, or agent brochures.

The real challenge: comparing units when you only see some pricing

When you do not have a full public price list, you typically see one of these situations:

You might have partial indicative prices, perhaps tied to a preview or a specific launch tranche. You might have floor plans with dimensions, but not a consistent price release across all unit types. You might have early buyers discussing what they got, but those anecdotes may blend promotions, discount structures, and selection priority.

In that environment, comparison must be grounded in the few things that are usually available even when full pricing is not published: unit type, bedroom configuration, approximate size, and the stack-specific attributes you can validate.

Here is a practical approach that works even when you are dealing with incomplete **Dunearn Green Pricing** information.

Step 1: Translate every unit into a comparable metric that you can compute yourself

If prices are partial, do not rely on "price tags." Use metrics you can calculate from what you know. The common one is price per square foot, but the nuance matters: floor plan size can be expressed in different ways across marketing materials. Some teams show sale area, some show approximate built-up. If your goal is to compare units, try to normalize using the same definition across the set you are comparing.

If you receive even a partial breakdown from a sales agent, ask for the sale area definition used for the quoted numbers. Then compute a comparable unit cost. That gives you a way to compare, even if the full list is not public.

Step 2: Decide what "value" means for your situation, then weight unit attributes accordingly

Not all unit attributes should weigh equally. Without a public price list, you want to avoid comparing units that are not truly comparable in your own preferences.

A one-bedroom or two-bedroom that feels "similar" on paper can be fundamentally different in daily life if one unit has better privacy, clearer access to light, or a layout that reduces wasted corridor space. Those differences can translate into willingness to pay, but not always evenly.

So before you ask for final offers, decide what you personally will not compromise on. That keeps you from chasing a lower number that ends up costing you more in discomfort or convenience later.

Step 3: Treat floor plan availability as dynamic, not fixed

In a launch where the pricing is released around preview and launch, certain unit types might have a different selection pace. The project has **380 homes**, and early take-up was publicly reported at around **56% during the first launch weekend**. That kind of pace usually changes what is available quickly.

So the correct approach is to keep your shortlist moving, but not your criteria. You can be flexible about which exact stacks are open, while remaining firm about layout fit, your budget ceiling, and any must-haves like usable living space.

Step 4: Ask for the "effective total" estimate, not just base pricing

Even when base pricing is shown, the buyer experience often hinges on what else gets bundled into the package. Without inventing anything, you can still request a transparent quote that reflects the total cash you would need, not only a sticker price.

In practice, when agents talk in headline numbers, buyers sometimes underestimate how final effective pricing can differ based on inclusions, options, or time-based promotions. Since the public price list is not fully available, you need your own internal estimate of the "you-sign-and-move-forward" amount.

What to ask for, if you want to compare units cleanly

This is where many buyers lose time. They ask, "What is the price?" and then they get an answer that is hard to compare across units. A better question is, "What exact pricing components are included in your quote, and which unit attributes drive the difference?"

Here is a compact checklist you can use when you request details for the unit(s) you are comparing. It is intentionally focused on information that enables comparison without needing a public list.

- Confirm the **unit sale area definition** used for the quoted price
- Request the **full quote breakdown** you are basing your decision on
- Ask for any **time-bound promos** included in the effective price
- Verify the **exact floor plan** and stack you are comparing, not just unit type
- Get the **payment schedule view** so you can compare cash flow, not only total

If you do this, you can create your own mini price list in a notebook or spreadsheet, and then the "lack of public price list" becomes less of a problem.

A buyer's reality check: you are comparing more than just money

Even if the pricing is not fully public, the unit comparison is never only a pricing exercise. With Dunearn House in the Bukit Timah Turf City precinct, you are also buying into the redevelopment timeline and the idea that the area is becoming a new kind of neighborhood.

That affects how you compare units. A slightly higher effective pricing might be rational if it buys you a better long-term view, a more functional layout, or a more stable demand profile for resale.

On the other hand, if you are the type who cares most about certainty, you might prefer to select a unit where the price you receive is closer to the indicative range you already heard. In launches like this, selection priority can change what is offered. So if you delay too long, you might find that the units left in your shortlist have already shifted upward in effective value, or they no longer match your preferences.

Example scenarios: how comparison changes without a public price list

Let me make this concrete with a few realistic scenarios you might face.

Scenario A: Two units look similar, but the pricing info is partial

You might have unit type A and unit type B, and you only see partial pricing or only one is publicly discussed. If you rely on anecdotes, you might end up thinking unit A is "always cheaper."

But if the sale area definition differs or if one stack is higher and naturally commands more demand, the effective cost per square foot could look very different once you normalize. This is why it is worth asking for the sale area definition and doing your own metric.

Scenario B: The floor plan is similar, but the stack attributes differ

Even within the same unit type, stacks can differ in how the living spaces face, how private the bedrooms are, or how the corridor space feels. If an agent quote gives you total price but does not help you map it to your stack preference, you can end up "buying the number" instead of "buying the home."

When pricing is not public, stack verification becomes even more important, because you might be comparing different things and not realizing it.

Scenario C: You are comparing a higher floor unit with a lower floor unit

Without public price list certainty, floor-to-floor differences can swing the effective pricing more than you expect, especially in areas where demand for views or privacy is strong. If your goal is long holding horizon, a higher floor might be worth the premium. If your goal is budget control, a lower floor might be the safer bet.

The point is, you need to decide the trade-off you are actually willing to make, then compare units using the same basis for area, quote components, and any promos.

How to think about unit types when you do not see every price

Because the public information currently available does not clearly present a full fixed price list, the safest way to compare is to treat each unit type as a "category," then compare inside that category using the metrics you can validate.

If you are shopping for a family-sized home, you will often care about how bedrooms relate to living and dining, and whether the layout keeps day-to-day movement easy. If you are buying for a smaller household, you might prioritize efficient space usage and how the living area feels when you are not using every room every day.

This is also where your own timeline matters. If you know you will hold long term, you can accept a unit that is not the absolute lowest pricing in the shortlist if it fits your lifestyle better. If you are likely to move earlier, you might bias toward units that future buyers tend to find easier to rent or resell, even if you pay a bit more.

The selection pace is real, so plan your decision workflow

Dunearn House has publicly reported early take-up at around 56% during the first launch weekend. Regardless of whether you are buying for investment or to live in, that kind of early pace tells you something important: units can become unavailable fast, and pricing discussions can shift quickly as tranches clear.

So you should not wait passively for a public list. Use active verification. Build your own comparable pricing set from agent quotes. Keep your shortlist tight. And set a decision window that matches your information availability.

If you want, you can also request multiple quotes for the stacks you are considering, so you can compare not only across unit types, but across the same unit type in different stacks. That is the fastest path to understanding what “Dunearn Green Pricing” really means in practice.

Where Dunearn Green keywords fit, and why wording matters

People search “Dunearn Green” because the phrasing is catchy and easy to remember. But when you are making a serious buying decision, wording should serve verification, not replace it.

If someone tells you about the **Dunearn Green Condo** or the **Dunearn Green New Launch**, your first job is to confirm whether they are referring to the development at **Dunearn Road** known as **Dunearn House**. Similarly, if you hear **Dunearn Green Developer** discussions, make sure the developer group lines up with the publicly reported names: **Frasers Property, CSC Land Group, and Sekisui House**.

When you compare **Dunearn Green Floor Plan** options, do not treat “same bedroom count” as enough. Ask for the exact floor plan images and stack mapping, then compare using your own normalized metrics. That is how you keep the process clean even before a public price list is available.

What “good comparison” looks like, even without a public price list

Once you have validated your normalized sale area metric and you have a clear quote breakdown from the sales team, comparison becomes more structured, even if the market still lacks a universal public table.

A good comparison outcome usually has three characteristics. First, you can explain why your shortlisted unit is better in daily life, not just why it is cheaper. Second, you can show that the price comparison you are making uses the same area definition and includes the same components. Third, you know what information you still lack, and you have a question plan to close the gaps fast.

In other words, you are not waiting for perfect transparency. You are creating your own transparency from the information you can request.

Final thought for buyers watching Dunearn Green Pricing right now

If you are waiting for a public price list before you decide, you are likely to either rush later or lose good options early. With Dunearn House at Dunearn Road in the Bukit Timah Turf City precinct, the early take-up pace and the staged release behavior are signals that buyers need to work actively.

Use the stable facts to anchor the search: Dunearn Road location in District 11, the Bukit Timah Turf City redevelopment context, the project size of 380 homes, and the developer group. Then build your own comparison set from validated unit details and quote breakdowns. That is the most reliable way to compare units when **Dunearn Green Pricing** is not yet presented as a clean, public list.